

# THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building  
620 SE Madison Ave., Holliday Conference Room, 1<sup>st</sup> Floor

## A G E N D A

Thursday, March 12, 2020

5:30 PM

- I. Roll Call
- II. Approval of Minutes –January 9, 2020
- III. Welcome and Introduction of New Members
- IV. Announcement of Potential Conflicts
- V. **CLGR20-01 by Jim Klausman**, seeking a Certificate of Appropriateness for the interior renovation of the 2<sup>nd</sup> level and ground-level entryway of the property located at 822-824 S. Kansas Avenue. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.
- VI. **Review and Comment on National Register Nominations**
  1. Fire House No. 6, 1419 NE Seward Ave.
  2. Charles & Dorothy Kouns House, 1625 SW MacVicar Ave.
  3. Garlinghouse Co. MPDF
  4. James & Freda Lippit House, 2432 SW Granthurst Ave
  5. Garlinghouse Realty Co. 1915 Show Home, 116 SW The Drive
- VII. **2020 HPF Grant Projects**
  1. NAPC 2020, July 22-26, Tacoma, WA
  2. Country Club Addition National Register Historic District Nomination
  3. West Hills Historic Resources Survey
  4. Plaster Repair Public Educational Workshop
- VIII. **Review and Approval of Landmarks Commission By-Laws Amendment**
- IX. Adjournment



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.

# TOPEKA LANDMARKS COMMISSION MINUTES

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**Thursday, January 20, 2020**

Holliday Office Building | 620 SE Madison | 1<sup>st</sup> Floor Holliday Conference Room

## **Roll Call**

**Members Present:** David Heit (Chair), Donna Rae Pearson, Paul Post, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (6)

**Members Absent:** (0)

**Staff Present:** Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the **Topeka Landmarks Commission** to order with six members present for a quorum.

## **Approval of Minutes – November 14, 2019**

**Motion** by Mr. Post to approve; **second** by Mr. Sourk. **APPROVED 6-0-0**

## **Election of 2020 Officers**

While not listed on the agenda, Mr. Heit stated that electing a Chair and Vice Chair is standard for the first meeting of the year. Donna Rae Pearson nominated **Mr. Heit to continue as chair and Mr. Sourk to continue as Vice Chair**; each accepted their nomination. **APPROVED 6-0-0**

## **Announcement of potential conflicts –**

Mr. Heit announced that he is working on the CLGR19/28 so will abstain from voting.

**CLGR19-28 by Axe Marks the Spot**, seeking a Certificate of Appropriateness for the interior renovation and conversion of the building, located at 115 SE 6<sup>th</sup> Ave., for use as an indoor recreational facility with associated beverage services. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval. Mr. Heit noted there are some mirrors and items on the south wall that will be removed.

Representing the ownership group, Lewis Spring explained that the goal is not to destroy any of the historical integrity of the building. In the back of the building they want to replace the door and place a sign, improving the appearance and making the space accessible from Evergy Plaza. They hope to time the opening with the opening of the plaza. They also hope to be able to incorporate the Hillmer’s sign into the interior of the building.

Mr. Sourk asked for and received confirmation that the tin ceiling will remain. Additional information was given about items not original to the building.

Ms. Steinkuehler noted that it looks like a good project. Motion to approve by Ms. Taylor and 2<sup>nd</sup> by Ms. Steinkuehler. **APPROVED 5-0-1** with Mr. Heit abstaining.



# TOPEKA LANDMARKS COMMISSION MINUTES

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**Review of Landmarks Commissioner Terms of Appointment** - Mr. Heit suggested that terms of appointment be moved forward on the agenda and Ms. Wagers reviewed appointments that had expired, current appointment expiration dates, re-appointments, and potential new appointments.

## **Administrative and SHPO Reviews**

**1104 SW Western Avenue;** severely damaged by fire

**1108 SW Western Avenue;** abandoned home; severely neglected; substantial interior and exterior deterioration and decay

Mr. Paris explained that staff thought having SHPO review the demolitions would expedite things, though this turned out not to be the case. Both properties were in such disrepair that salvaging them was not an option and a court order has been issued for the demolition of both.

Mr. Heit asked for clarification of the process, wondering if a court order supersedes the need for Council to approve the demos. Mr. Paris explained that state law still requires that the demolitions go before Council even with the court order.

## **Review/Comment on National Register Nominations**

Mr. Paris reported that both nominations will be heard by the State Historic Site Board of Review on February 1. The Landmarks Commission is invited to provide comments to the review board.

Fire House # 7 at 1215 SW Oakley Avenue – Mr. Paris noted that the station is still very much intact and specifically that the sconces outside the bay doors are the same as those depicted in the original blueprints.

Menninger Education Center – Mr. Paris explained that this building had been included in the current mid-century modern survey but since it is already being surveyed for nomination, it was removed.

Mr. Paris added that the old HTK building is also going to be nominated for inclusion on the National Register as a mid-century modern building.

Discussion ensued about other mid-century modern buildings in the vicinity of the Menninger and HTK buildings.

Mr. Sourk asked if the official support of the body is required for the board of review and Mr. Pairs explained that any concerns voiced by the commission would most certainly be considered. None were raised.

Mr. Warner asked when the remaining two fire station nominations would be heard by the Board of Review. Mr. Paris anticipates it being May for station #6 and August for station #1.

# TOPEKA LANDMARKS COMMISSION MINUTES

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## **2020 HPF Grant Projects**

Mr. Paris briefly reviewed the projects. NAPC 2020 is an almost entirely all-expense paid trip and those wishing to attend should verify with Mr. Paris so the budget can be completed and the grant application submitted.

Country Club Addition – Mr. Paris is in the process of collecting signatures from property owners to consent to the historic district nomination. To date, out of 54 properties he has received 18 affirmatives, 4 against, and two who have no opinion. He will continue to collect feedback. He asked property owners to respond by the end of February.

West Hills Historic Resources Survey – Mr. Paris reported that there is a lot of distinct mid-century architecture in the neighborhood. He was approached by a resident of the neighborhood; there is no official homeowners association but there is a group open to all residents that is representative of the neighborhood and they asked for the survey. Mr. Sourk noted that Prospect Hills would also be a good neighborhood for survey, but Mr. Paris explained that surveys are done at the request of neighborhood residents and nobody from Prospect Hills has approached him.

Home Paint Prep Public Educational Workshop – Mr. Paris explained that this is aspirational and there was discussion about what homes might be good prospects. Mr. Paris is currently looking at buildings in Old Prairie Town.

Update on current projects – Tennessee Town Phase II and Mid-Century Modern survey – field work is complete for both. Completion deadlines for both projects are this spring.

## **Review of By-Laws**

Ms. Wagers explained that this is something all Planning boards and commissions are doing this year. Mr. Sourk noted that the by-laws were updated in 2016. Suggestions for current updates included the Terms of Office dates noted regarding Design Review Committee (DRC) (“b” / p. 3) – change to January thru December or February - January.

Section 6. Voting was discussed but it was agreed that no changes were needed.

Mr. Warner asked people to notify staff of other suggested changes. A revised copy will be presented for review/approval at the next Landmarks Commission meeting.

Mr. Heit noted that there was a guest present and Davie Frederick introduced himself, explaining that he is considering applying to serve on the commission.

**Adjourned at 6:34 PM**

**CERTIFIED LOCAL GOVERNMENT  
KANSAS HISTORIC PRESERVATION LAW  
PROJECT REVIEW REPORT  
TOPEKA LANDMARKS COMMISSION**

**CASE NO: CLGR20-01**

**by: Jim Klausman**

**Project Address:** 822-824 S Kansas Avenue

**Property Classification:** *Contributing Property* to the South Kansas Avenue Commercial Historic District.

**Standards:** Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines

**Attachments:** Site Plan [ ] Elevations [X] Arch./Const. Plans [X] Pictures [X]

**PROPOSAL:** This proposal is for the re-finishing of the interior of the ground-level entryway, and the 2<sup>nd</sup> level of the property located at 822-824 S. Kansas Ave. Minimal demolition and subsequent new construction are proposed in conjunction with this project. This structure is listed as a "contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

As a part of this renovation project, the owner has previously replaced the lower storefront of the entire ground-level of this building, and has also refinished the interior of the northern portion for use as a restaurant/bar. The design for the current 2<sup>nd</sup>-level refinishing is deemed to adequately preserve the spaces original floorplan and character. The interior of the south ground-level portion of this building is not subject to this review.

Specific to this project, the project architect proposes the following treatments to each area proposed for modification.

- *Main Entrance* - The original tile is being maintained in the vestibule to the second floor and the 824-entrance vestibule to the elevators. The quarry tile, which is not historic, will be removed and a compatible 2x2 ceramic tile will be installed to fit in with the original, but not match.
- *Main stairway* – The vinyl cover on wood treads will be removed, at which time it will be determined if the wood treads can be repaired and refinished, or replaced with a matching substitute.
- *2<sup>nd</sup> level Interior corridor* – The pink ceramic tile wainscot is being removed throughout interior spaces. This tile is not deemed to be a character-defining feature of this space.
- *Flooring* – The 2<sup>nd</sup>-level floor of the commons space will have the wood floor refinished. Majority of the rooms will have carpet and padding, The breakroom, LVT, and restrooms will be finished with new ceramic tile.
- *Walls* - Original walls that are being removed will have the top 12" left in place above the suspended ceiling.
- *Main Commons Area* - The space as a whole is a character defining feature. Walls dividing this space are constructed predominantly with glass, with the top section clear glass to help provide the patrons a sense of the commons as a whole.
- *Commons Area Stair Railing System* - The original wood guardrail is 2'-10" above the floor. Code requires that the top of the railing is a minimum of 36". The plan is to study the option of disassembling the baluster system and raise the wood base 2" and re-install the

balusters. Two newel posts have been previously painted. The paint will be removed and the wood refinished.

- *Commons Area Ceiling* - The existing ceiling is plaster with a non-historic popcorn finish applied at a later date. There will be selective demolition to the ceiling to install separation barriers in the attic space above. A new layer of 5/8" gyp board will be installed over the existing to return to a smooth finish. A gyp. board soffit is being installed along the perimeter to conceal exposed fire sprinkler system.
- *Second Spaces Ceilings* - A 2x2 suspended ceiling will be installed approximately 1" to 2" above the original wood trim to clear the doors and windows. This is to conceal HVAC ductwork, fire sprinkler system and damage to the ceiling.
- *Skylights* - There are four existing skylights located in between side rooms that had no exterior windows. The skylights were approximately 30" square and the walls of the shaft flared out to roughly 4'-6" square opening at the ceiling level. The shaft wall design remains at only one location, the other three have had all features removed. All the skylights have been removed and boarded over. The skylight in the commons area are new and rectangular with straight shaft walls as to not copy the original design and imitate a historic appearance.
- *Bank Vaults* - There are currently two vaults in the basement on the south side of the building. Two vaults on the first floor directly above the vaults in the basement and one vault on the second floor directly above the front first floor vault. Following discussions with the SHPO office, it was determined that the front first floor vault and the second floor vault above may be removed, with the understanding that the second first-floor vault will be maintained. Both basement vaults will be maintained.

**BACKGROUND:** This structure dates to c. 1905, and has historically housed a variety of tenants, ranging from financial service, cafeterias, and various health services offices. The current owner of the building proposed a comprehensive renovation and rehabilitation of the building to house a similar variety of tenants. The most recent tenant in this portion of the building was a restaurant. As such, all of the interior facilities (kitchen, restrooms, dining area) are in place, and do not need to be created or altered. The proposed use is consistent with this previous use, and will therefore utilize these existing facilities.



**REVIEW SUMMARY:** The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

**Standard 1.** *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Analysis:** No significant change in use is proposed in conjunction with this project. Office uses will remain as the defining use of the 2<sup>nd</sup>-level of this structure.

**Standard 2.** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Analysis:** This building is listed as a "contributor" within the South Kansas Avenue Commercial Historic District. As such, physical alterations to its interior should avoid the removal of authentic, character-defining features. In conjunction with this project, the design is to protect all character-defining features with the use of glass walls to subdivide the central commons space, leaving remnants of original walls above the ceiling where demolition will occur, and also leaving existing doors and doorframes in place, but rendered non-functional in limited instances. This project will retain as much of the original flooring, interior walls, doors and hardware, and ceiling as possible. Where these treatments are not planned, all subsequent proposed treatments are removable, and do not damage the original surfaces or materials.

**Standard 3.** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Analysis:** The interior finish of this property will not create a false sense of historical development, but will be compatible with its character, and with its period of development. All materials to be used are deemed appropriate under the US Secretary of the Interior's Standards for Rehabilitation, and the Downtown Topeka Design Guidelines.

**Standard 4.** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**Analysis:** This project will not remove any features or character-defining details that have acquired historic significance.

**Standard 5.** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Analysis:** No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

**Standard 6.** *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**Analysis:** Interior plaster walls, hardwood floors, and tiled corridors will all be repaired and reused within the finish design for this project. Ceilings will remain undisturbed in all areas, but plans do propose a suspended ceiling to eliminate the appearance of fire sprinklers and electrical wiring.

**Standard 7.** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Analysis:** N/A

**Standard 8.** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Analysis:** N/A


**Standard 9.** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Analysis:** N/A

**Standard 10.** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Analysis:** N/A

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior renovation of the second level of the building located at 822-824 S. Kansas Avenue **IS CONSISTENT** with the recommendations outlined in the Downtown Topeka Design Guidelines, and will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

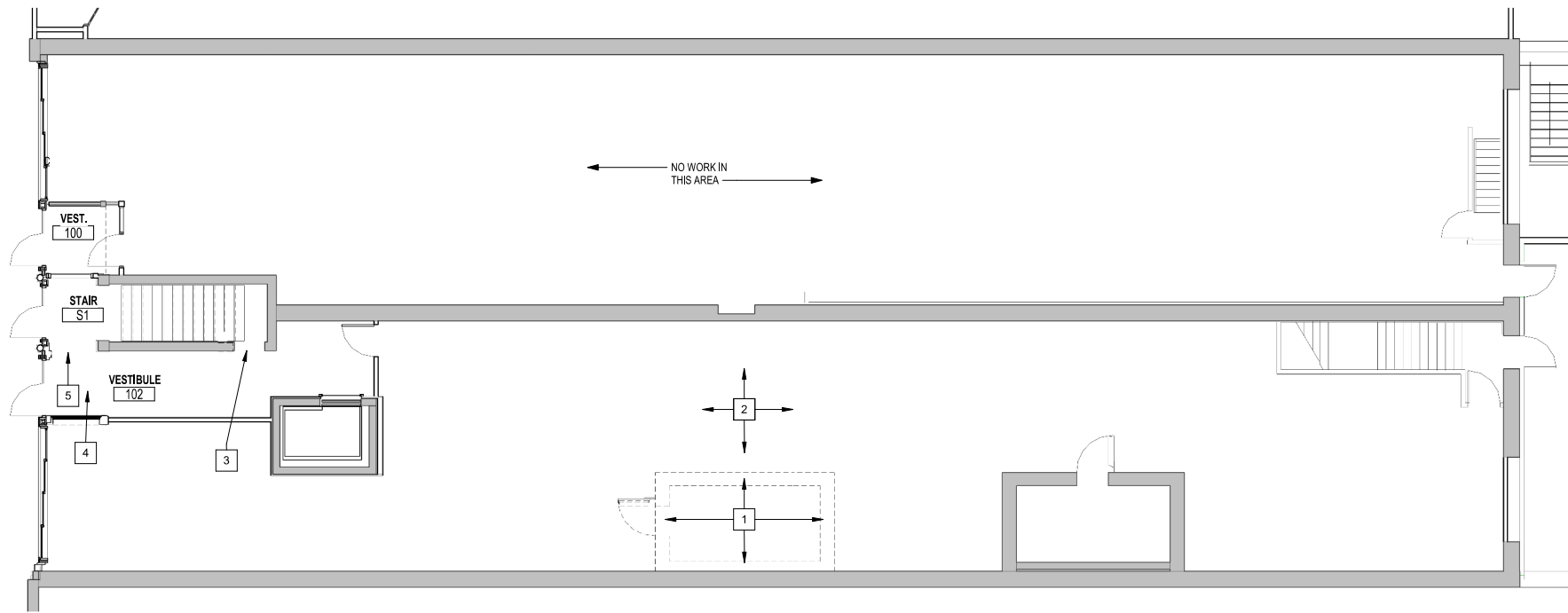
Prepared by:   
Timothy Paris, Planner II

**APPEAL TO THE GOVERNING BODY:** If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

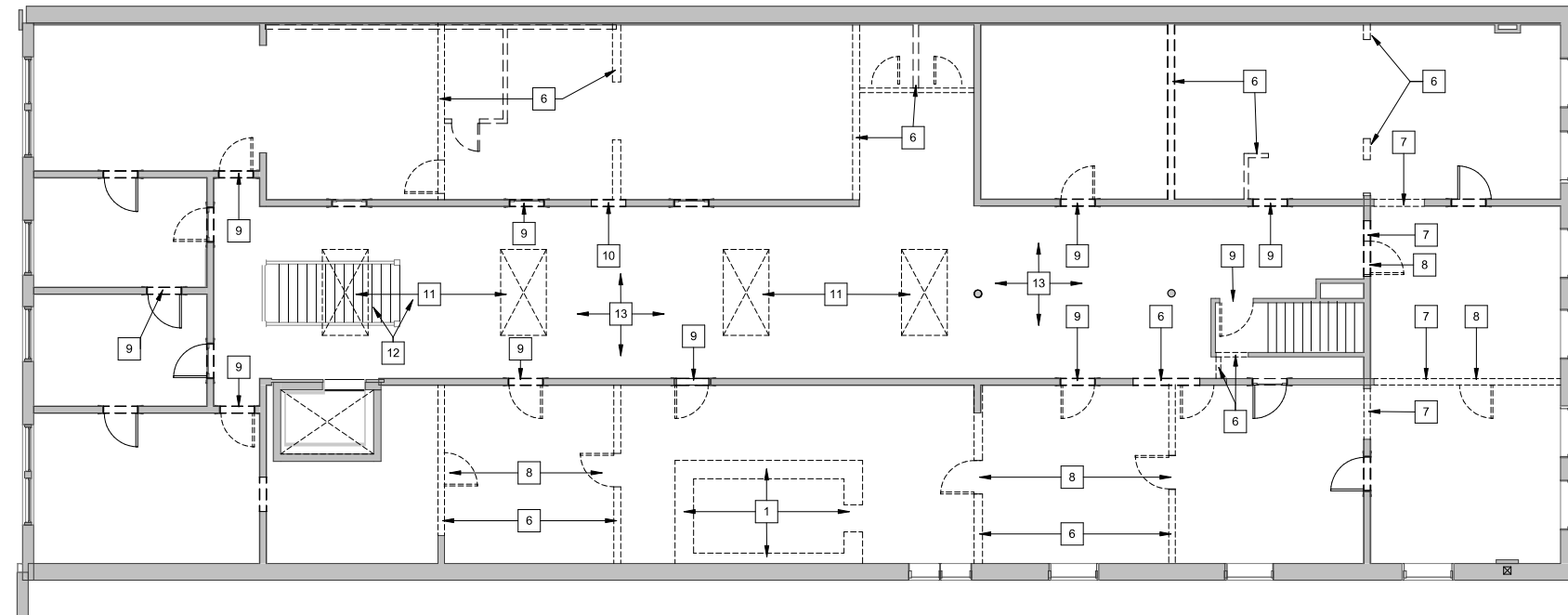
Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.

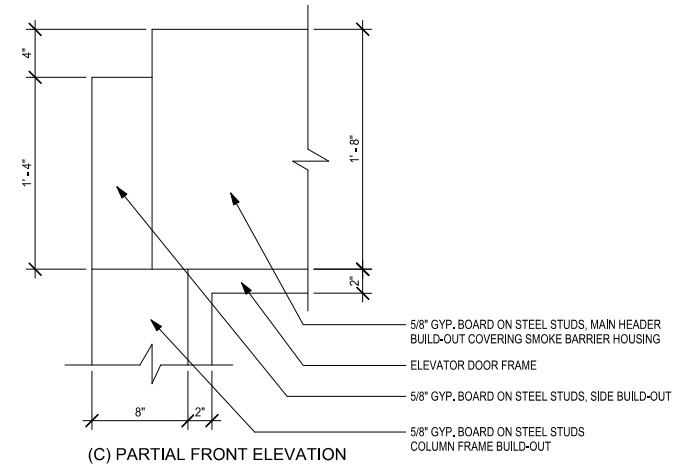
FILEPATH: C:\Users\Ken\SDG-SCD\Documents\181031.3 822-824 S Kansas Second Floor Proposed\_Ken.rvt  
DATE: 2/24/2020 1:43:48 PM  
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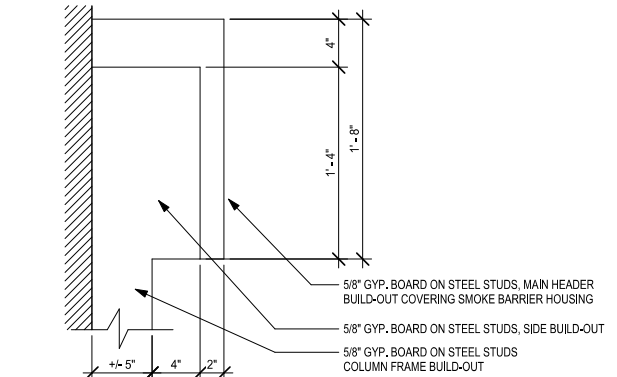
**C1 FIRST FLOOR VESTIBULE DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



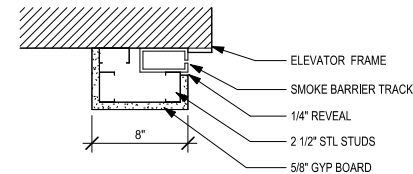
**A1 SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**(C) PARTIAL FRONT ELEVATION**



**(B) PARTIAL SIDE ELEVATION**



**(A) COLUMN PLAN**

**B5 ELEVATOR SURROUND DETAIL**  
SCALE: 1 1/2" = 1'-0"

SURROUNDS LOCATED AT FIRST AND SECOND FLOOR ELEVATOR OPENINGS

**DEMOLITION NOTES:**

- 1 REMOVE STEEL LINED MASONRY AND CONCRETE VAULT DOWN TO BELOW FINISHED FLOOR LEVEL ON FIRST FLOOR. REFERENCE STRUCTURAL FOR SHORING OF EXISTING FLOOR AND NEW INFILL.
- 2 CAREFULLY REMOVE TIN CEILING PANELS AND TRIM, SALVAGE, STORE AND PROTECT FROM DAMAGE TILL PANELS CAN BE REINSTALLED.
- 3 REMOVE WOOD DOOR AND FRAME.
- 4 REMOVE QUARRY TILE FLOORING IN VESTIBULE.
- 5 REMOVE WOOD TRIM AND GLASS PANEL AS NEEDED TO PREP FOR INSTALLATION OF NEW AUTOMATIC DOOR.
- 6 REMOVE EXISTING WOOD STUD AND PLASTER WALL OR PORTION OF WALL LEAVING TOP 12" OF WALL AT CEILING. INSTALL 1x WOOD TRIM TO COVER BOTTOM SECTION OF WALL. CAREFULLY REMOVE HISTORIC WOOD BASE AND SALVAGE.
- 7 REMOVE EXISTING LOAD BEARING WOOD STUD AND PLASTER WALL LEAVING TOP 12" OF WALL AT CEILING. INSTALL 1x WOOD TRIM TO COVER BOTTOM SECTION OF WALL. CAREFULLY REMOVE HISTORIC WOOD BASE AND SALVAGE. COORDINATE WITH STRUCTURAL.
- 8 CAREFULLY REMOVE WOOD DOOR, TRANSOM, JAMB AND TRIM AND SALVAGE.
- 9 REMOVE WOOD DOOR AND SALVAGE.
- 10 REMOVE SECTION OF WALL FOR NEW DOOR OPENING.
- 11 REMOVE SECTION OF CEILING AND ROOF ABOVE FOR NEW SKYLIGHTS. VERIFY LOCATION WITH EXISTING CEILING JOISTS.
- 12 REMOVE VINYL FLOOR AND TREAD COVERING AT STAIR LANDING AND STAIR TREADS. REMOVE CERAMIC TILE WAINSCOT.
- 13 REMOVE TILE WAINSCOT FROM WALLS THROUGHOUT COMMONS AREA.



**schwerdt design group**  
architecture | interiors | planning  
2231 sw vanamaker rd. suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
fax: 785.273.7579  
500 north broadway. suite 200  
oklahoma city, ok 73102  
phone: 405.231.3105  
fax: 405.231.3115

**822-824 KANSAS -BUILDING REHABILITATION**  
**SECOND FLOOR REMODEL**  
822 AND 824 S. KANSAS AVE. TOPEKA, KS 66603

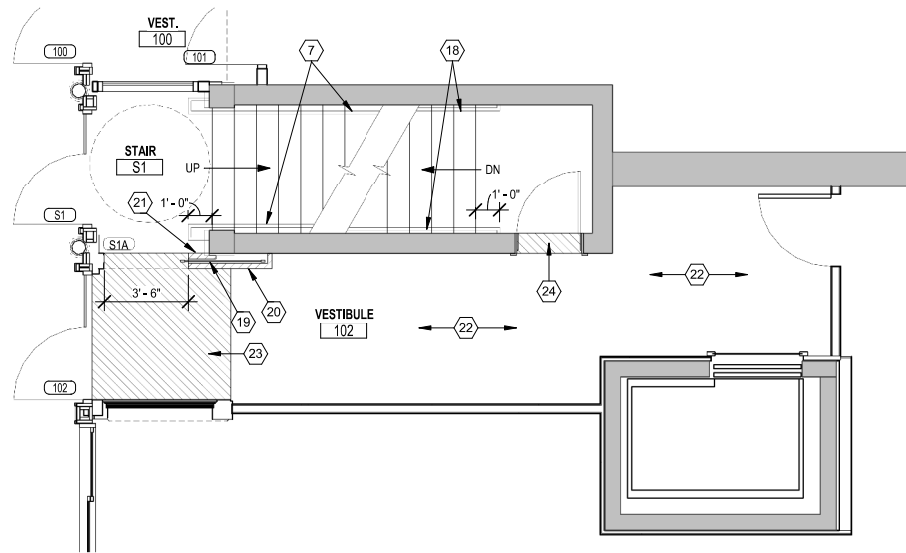
SUBMISSION DATES  
2-24-2020

SHEET TITLE  
DEMOLITION PLANS

PROJECT NUMBER  
**181031.3**

SHEET NUMBER  
**A-101**





**1 ENLARGED FIRST FLOOR VESTIBULE PLAN**  
SCALE: 1/4" = 1'-0"



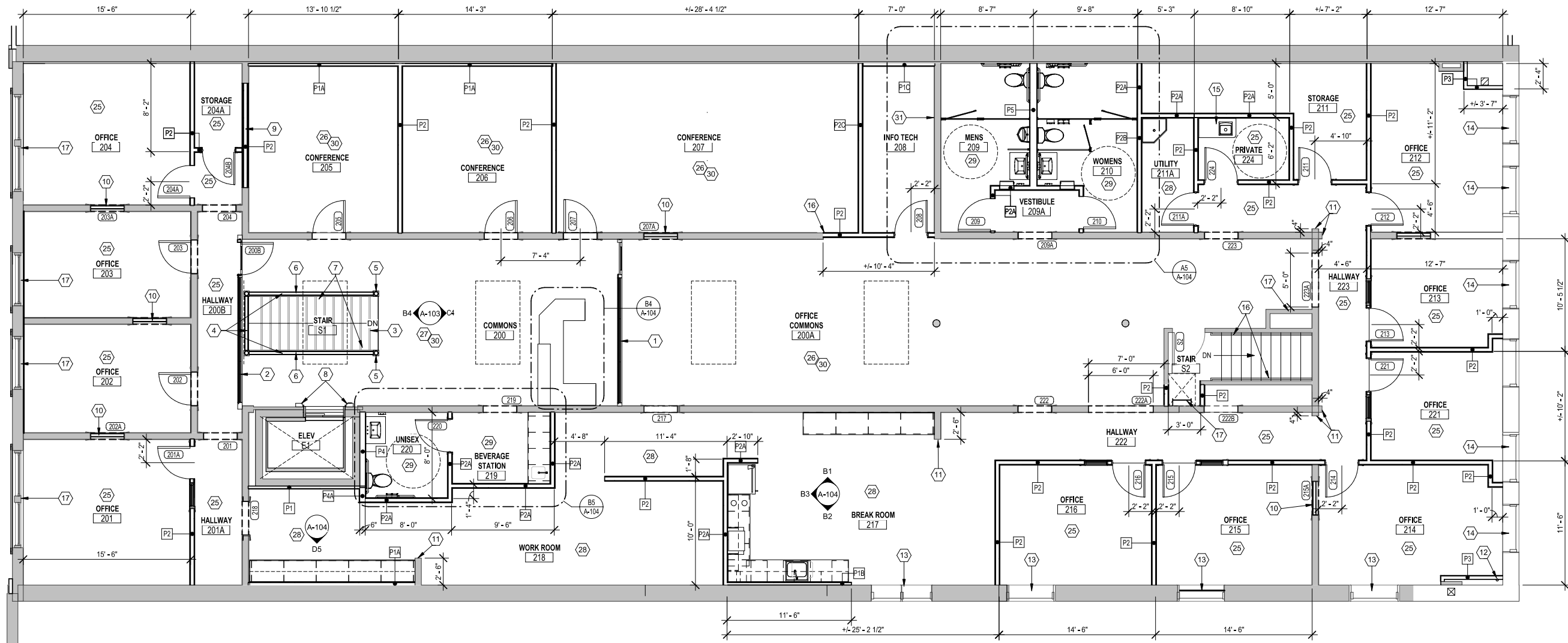
**GENERAL NOTES:**

- INSTALL BLOW-IN INSULATION IN EXISTING PARTITIONS FROM FLOOR TO CEILING. ACCESS TO VOIDS IN WALLS SHALL NOT BE DONE FROM COMMONS SIDE OF PARTITION.
- PATCH AND/OR REPLACE DAMAGE EXISTING BASE BOARDS WITH MATERIALS SALVAGED FROM PARTITIONS THAT HAVE BEEN REMOVED.
- REMOVE GLASS FROM TRANSOMS AND REPLACE WITH 3/8" THICK CLEAR SAFETY GLASS.

**CONSTRUCTION NOTES:**

- NEW CUSTOM WOOD AND GLASS PARTITION, REFERENCE SECTION-ELEVATION C4/A-103. COORDINATE LOCATION WITH DETAIL C1/A-103.
- NEW CUSTOM WOOD AND GLASS PARTITION, REFERENCE SECTION-ELEVATION B4/A-103.
- AFTER REMOVAL OF VINYL COVER FROM LANDING AND STAIR, VERIFY CONDITION AND COORDINATE WITH ARCHITECT ON FINISH OPTIONS.
- LIGHTLY SAND EXISTING WOOD BALUSTRADE, BALUSTERS, AND NEWEL POSTS AND APPLY NEW COAT OF VARNISH.
- STRIP PAINT OFF END NEWEL POSTS, SAND AND STAIN AND VARNISH.
- INSTALL NEW BRONZE RAIL ABOVE EXISTING BALUSTRADE TO MEET CURRENT CODE REQUIREMENTS, REFERENCE DETAIL C3/A-102 FOR MORE DETAIL INFORMATION.
- INSTALL NEW
- CONSTRUCT 5/8" GYP. BOARD AND STEEL STUD ELEVATOR SURROUNDS TO COVER SMOKE BARRIER SYSTEM ON FIRST AND SECOND FLOOR. REFERENCE DETAIL B5/A-101.
- IN FILL WITH 3 5/8" STEEL STUDS WITH 5/8" GYP. BOARD ON BOTH SIDES, PROVIDE SPACERS AS NEEDED TO ALIGN GYP. BOARD WITH EXISTING PLASTER FINISH. PATCH INTO EXISTING PLASTER, SAND, PREP AND PAINT.
- ON CLEAR SIDE OF DOOR OPENING, IN FILL WITH 2 1/2" STEEL STUDS WITH 1 LAYER 5/8" GYP. BOARD ON DOOR SIDE AND 2 LAYERS OF 5/8" GYP. BOARD ON OPEN SIDE, SET EDGE OF SECOND LAYER BACK FROM DOOR JAMB, HEAD AND SILL TO PROVIDE A 1/4" REVEAL, PROVIDE FINISH TRIM AT EDGES AND CAULK REVEAL WITH ACOUSTIC SEALANT.
- FINISH END OF MODIFIED EXISTING PARTITIONS WITH 5/8" GYP. BOARD, FINISH CORNERS, PREP AND PAINT, INSTALL WOOD BASE TO WRAP AROUND WALL.
- RELOCATE FIRE SPRINKLER DRAIN TOWARDS CORNER WALLS.
- CLEAN AND PREP INTERIOR AND EXTERIOR OF STEEL DOUBLE HUNG WINDOWS AND PAINT, REMOVE AND FILM OR PAINT FROM GLASS AND CLEAN, PREP WOOD TRIM REMOVING ANY LOOSE PAINT, LIGHTLY SAND FEATHER EDGES OF PAINT SCRAPED AND RE-PAINT TRIM, CAULK AROUND EXTERIOR TRIM OF WINDOW AT MASONRY.
- CLEAN AND PREP INTERIOR AND EXTERIOR OF WOOD DOUBLE HUNG WINDOWS AND TRIM, SCRAPE ANY LOOSE PAINT AND LIGHTLY SAND FEATHER EDGES OF REMAINING PAINT, REMOVE LOOSE WINDOW GLAZING AND PATCH GLAZING, RE-PAINT INTERIOR AND EXTERIOR, CAULK AROUND EXTERIOR TRIM OF WINDOW AT MASONRY.

- 1'-10" x 3'-6" PLAM ON 3/4" PARTICLE BOARD COUNTER TOP WITH 4" BACK SPLASH, TOP MOUNTED AT 34" AFF, WITH (2) LAVATORY SUPPORTS WITH 20" ARMS MODEL 39836, BY FEDERAL BRACE, MOUNTED ALONG OPEN EDGE AND IN CENTER OF COUNTER TOP.
- ALIGN FACE OF GYP. BOARD WITH PLASTER, PATCH INTO PLASTER FOR SMOOTH TRANSITION, ALLOW FOR STEP BACK ON COMMONS AREA SIDE.
- CLEAN AND PREP INTERIOR OF WOOD DOUBLE HUNG WINDOWS AND TRIM, LIGHTLY SAND AND APPLY NEW COAT OF VARNISH. REMOVE AND FILM OR PAINT FROM GLASS AND CLEAN.
- INSTALL 1 1/2" O.D. STEEL PIPE HANDRAIL ON BASEMENT STAIRS, EXTEND 12" BEYOND NOSING AT TOP AND BOTTOM AND RETURN TO WALL. ATTACH TO MASONRY WALL WITH 1 1/2" CLEARANCE, PAINT HANDRAIL AND BRACKETS.
- 3'-6" x 7'-0" AUTOMATIC SLIDING DOOR CONSTRUCTED TO SET IN POCKETED WALL. DOOR OPERATION SET TO BE OPENED FROM VESTIBULE S1 ONLY WHEN OPERATED BY BUTTON MOUNTED ON ADJACENT TRIM.
- CONSTRUCT WOOD PANEL COVERING TO CREATE POCKET DOOR, PANELING SYSTEM TO FIT IN WITH EXISTING PANEL CONSTRUCTION. CONSTRUCT HEADER OVER NEW DOOR SYSTEM WITH TRANSOM WINDOW TO INFILL ABOVE NEW DOOR.
- PROVIDE DIRECTIONAL SIGNAGE COORDINATED WITH AUTOMATIC DOOR BUTTON TO DIRECT PUBLIC TO USE DOOR FOR ADA ACCESS.
- CLEAN GLUE OFF EXISTING CERAMIC TILE FLOOR AND DETERMINE REPAIRS NEEDED AND COORDINATE WITH ARCHITECT.
- REMOVE QUARRY TILE IN VESTIBULE AND REPAIR FLOOR AS NEEDED, INSTALL 2"x2" UNGLAZED CERAMIC TILE. COORDINATE TRANSITION AT NEW DOOR OPENING BETWEEN S1 AND 102, COLOR TO BE DETERMINED FROM FULL RANGE OF TILE COLORS AVAILABLE.
- REMOVE FLOOR FINISH AND PLYWOOD FLOOR AS NEEDED TO REBUILD SUB-BASE AT A LEVEL TO INSTALL 2"x2" CERAMIC TILE LEVEL WITH EXISTING TILE.
- PREP FLOOR AND INSTALL BROADLOOM CARPET AND PAD (CP-2).
- PREP FLOOR AND INSTALL BROADLOOM CARPET AND PAD (CP-1).
- SAND EXISTING WOOD FLOOR, PREP AND REFINISH.
- PREP FLOOR AND INSTALL LUXURY VINYL TILE.
- PREP FLOOR AND INSTALL CERAMIC TILE.
- PREP WALL SURFACES AND INSTALL VINYL WALLCOVERING FROM TO OF BASE TO CEILING.
- INSTALL 3/4" PLYWOOD ABOVE EXISTING WOOD BASE 8'-0" IN HEIGHT THE LENGTH OF WALL.



**A1 SECOND FLOOR LAYOUT PLAN**  
SCALE: 3/16" = 1'-0"



**schwerdt design group**  
architecture | interiors | planning  
2231 sw vanamaker rd. suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
fax: 785.273.7579  
500 north broadway suite 200  
oklahoma city, ok 73102  
phone: 405.231.3105  
fax: 405.231.3115

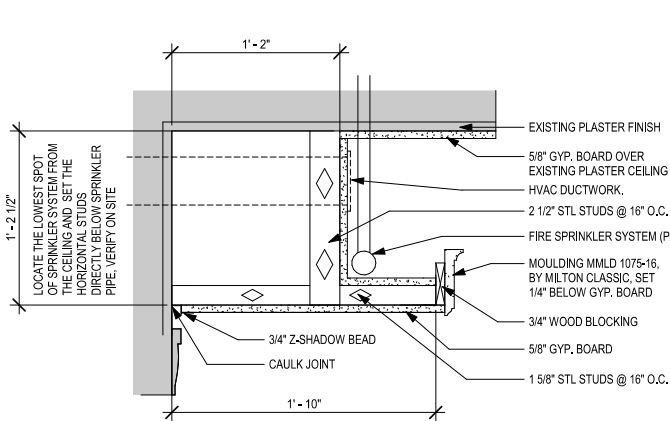
**822-824 KANSAS -BUIDING REHABILITATION**  
**SECOND FLOOR REMODEL**  
822 AND 824 S. KANSAS AVE. TOPEKA, KS 66603

SUBMISSION DATES  
2-24-2020

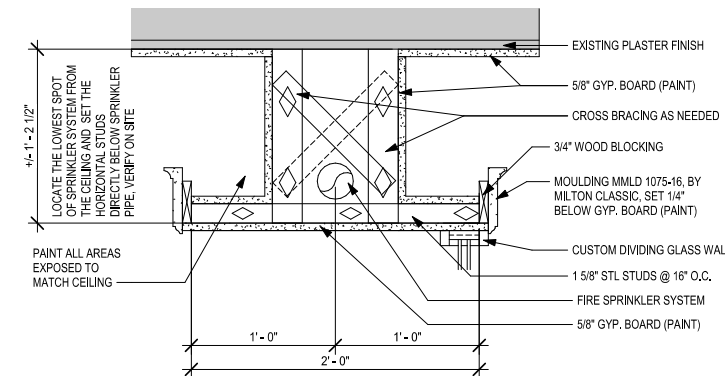
SHEET TITLE  
SECOND FLOOR PLAN

PROJECT NUMBER  
**181031.3**

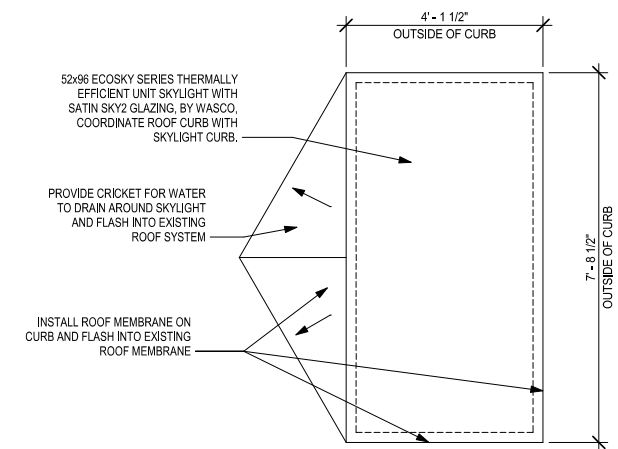
SHEET NUMBER  
**A-102**



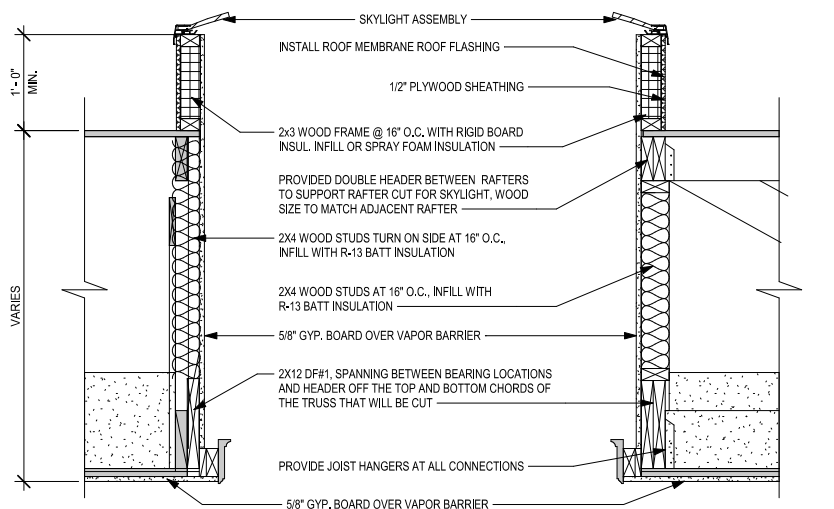
**D1 COFFER CEILING DETAIL**  
SCALE: 1 1/2" = 1'-0"



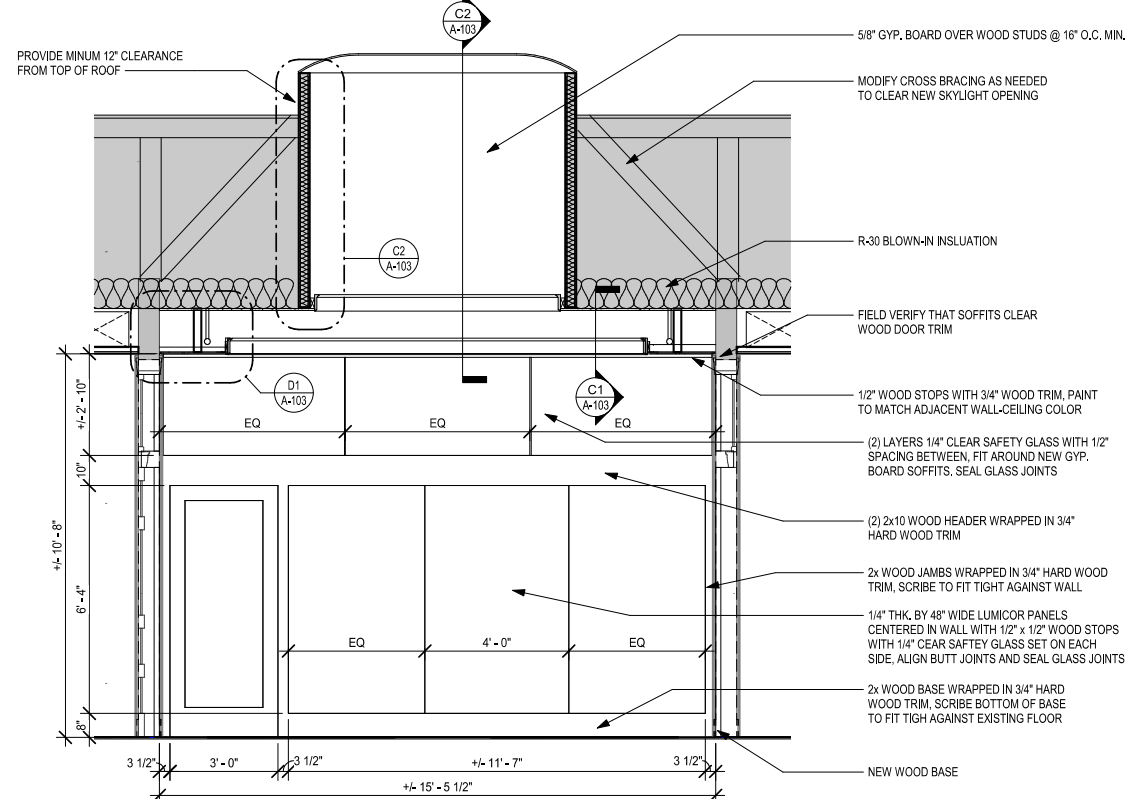
**C1 CENTER COFFER CEILING DETAIL**  
SCALE: 1 1/2" = 1'-0"



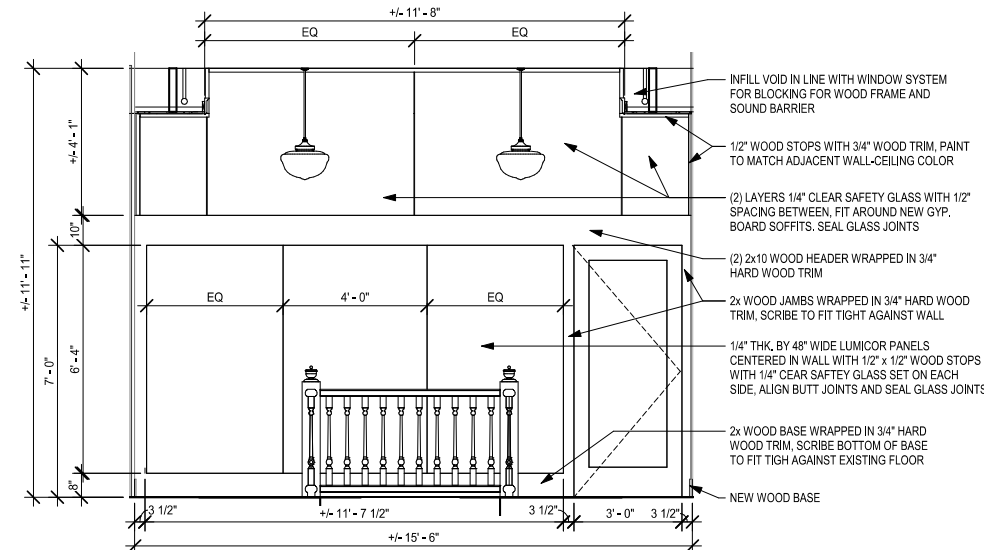
**D2 SKYLIGHT AT ROOF**  
SCALE: 1/2" = 1'-0"



**C2 SKYLIGHT CROSS SECTION**  
SCALE: 1" = 1'-0"



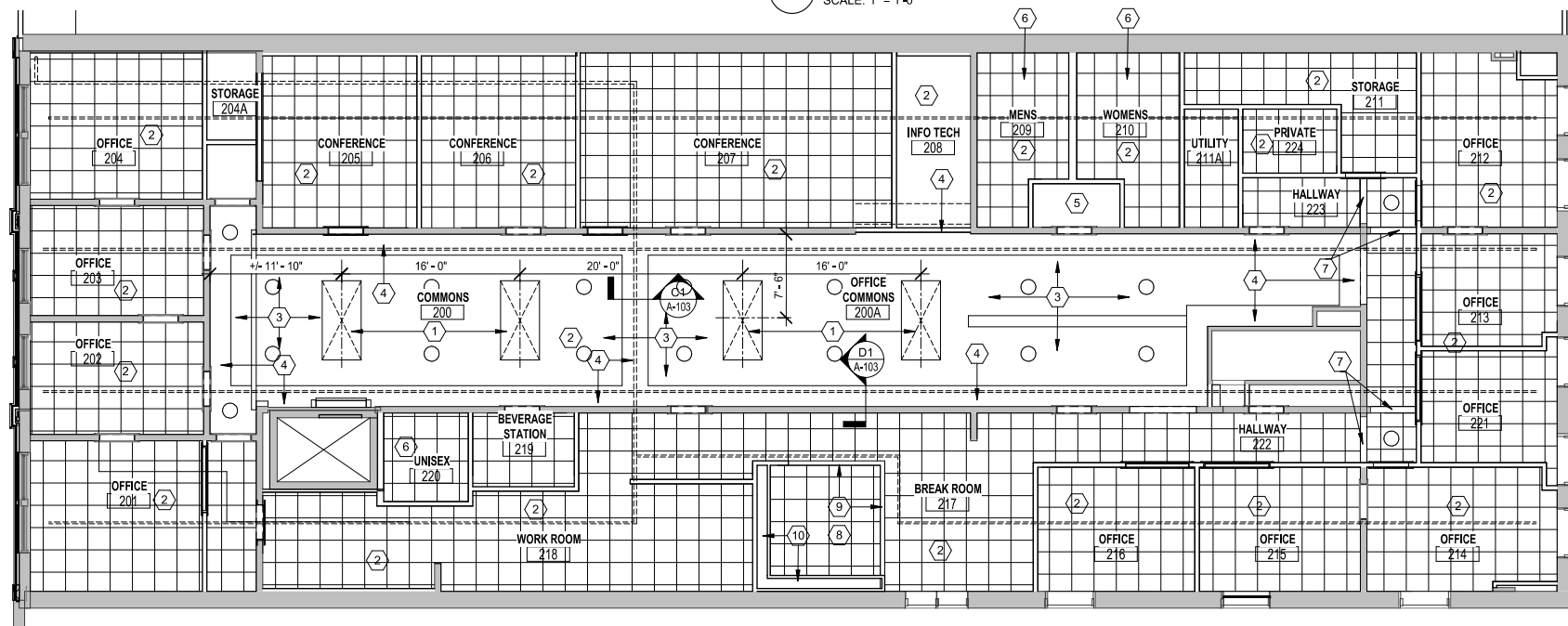
**C4 SECTION THRU COMMONS AREA**  
SCALE: 3/8" = 1'-0"



**B4 WEST SEPARATION PARTITION**  
SCALE: 3/8" = 1'-0"

**CONSTRUCTION NOTES:**

- LOCATE NEW SKYLIGHT OPENINGS TO ALIGN BETWEEN ROOF TRUSSES. SHORE AT EACH END OF CEILING AT SKYLIGHT OPENING PRIOR TO SAWCUTTING OPENING AND WOOD TRUSS THAT WILL NEED TO BE REMOVED. INSTALL 2x HEADERS TO SUPPORT CUT TRUSS TO TRANSFER LOADS TO ADJACENT CONTINUOUS TRUSSES. INSTALL 2x WOOD FRAMING TO ENCLOSE SKYLIGHT SHAFT, ADD INSULATION, VAPOR BARRIER AND GYP. BOARD. (PAINT) REFERENCE DETAIL C2/A-103 FOR FURTHER INFORMATION.
- PROVIDE R-30 BLOW-IN INSULATION ABOVE ENTIRE SECOND FLOOR CEILING.
- INSTALL 5/8" GYP. BOARD OVER EXISTING PLASTER CEILING IN COMMONS.
- INSTALL METAL STUD AND GYP. BOARD SOFFIT ALONG PERIMETER OF COMMONS AND ACROSS TO COVER FIRE SPRINKLER SYSTEM. MODIFY SPRINKLER HEAD LOCATIONS TO COORDINATE WITH NEW WORK. REFERENCE SECTION C4/A-107.
- SUSPENDED GYP. BOARD CEILING AT 10'-8" AFF. COORDINATE WITH HVAC FOR PROPER CLEARANCE.
- 2x2 SUSPENDED ACOUSTICAL CEILING AT 10'-4" AFF.
- GYP. BOARD BULKHEAD ACROSS HALLWAY TIED INTO EXISTING WALL ABOVE, BOTTOM OF GYP. BOARD FINISH 10'-4" A.F.F.
- 2x2 SUSPENDED ACOUSTICAL CEILING AT 8'-7" AFF.
- 5/8" GYP. BOARD WITH 3 5/8" STEEL STUD BULKHEAD AT 8'-6" AFF.
- 5/8" GYP. BOARD SOFFIT WITH STEEL STUDS SET AT TOP OF WALL CABINETS, COORDINATE WITH CABINET LAYOUT.



**A1 SECOND FLOOR PLAN CEILING PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTE:**

SUSPENDED CEILINGS SHALL BE 2x2 ACOUSTICAL PANELS SET AT 10'-8" A.F.F. UNLESS OTHERWISE NOTED.

**schwerdt design group**  
architecture | interiors | planning  
2231 sw wanamaker rd. suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
fax: 785.273.7579  
500 north broadway  
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**822-824 KANSAS -BUIDING REHABILITATION**  
**SECOND FLOOR REMODEL**  
822 AND 824 S. KANSAS AVE. TOPEKA, KS 66603

**SUBMISSION DATES**  
2-24-2020

**SHEET TITLE**  
SECOND FLOOR  
REFLECTED CEILING

**PROJECT NUMBER**  
**181031.3**

**SHEET NUMBER**  
**A-103**





LOBBY VIEW LOOKING EAST







LOBBY VIEW LOOKING WEST





















This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

Historic name	<u>Fire Station No. 6</u>
Other names/site number	<u>KHRI #177-2601</u>
Name of related Multiple Property Listing	<u>NA</u>

Street & number	1419 NE Seward Avenue	NA	not for publication
City or town	Topeka	NA	vicinity
State	Kansas	Code	KS
County	Shawnee	Code	SN
Zip code	66616		

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this   X   nomination        request for determination of eligibility meets the documentation standards  
for registering properties in the National Register of Historic Places and meets the procedural and professional  
requirements set forth in 36 CFR Part 60.

In my opinion, the property   X   meets        does not meet the National Register Criteria. I recommend that this  
property be considered significant at the following level(s) of significance:

       national             statewide        X   local      Applicable National Register Criteria:   X   A           B      X   C

  D  

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title	State or Federal agency/bureau or Tribal Government
-------	---

I hereby certify that this property is:

<input type="checkbox"/> entered in the National Register	<input type="checkbox"/> determined eligible for the National Register
<input type="checkbox"/> determined not eligible for the National Register	<input type="checkbox"/> removed from the National Register
<input type="checkbox"/> other (explain:)	

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

---

**5. Classification**

---

**Ownership of Property**  
(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

Number of contributing resources previously  
listed in the National Register

\_\_\_\_\_

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**6. Function or Use**

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**Historic Functions**

(Enter categories from instructions.)

GOVERNMENT – Fire Station

**Current Functions**

(Enter categories from instructions.)

GOVERNMENT – Fire Station

---

**7. Description**

---

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

Collegiate Gothic

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE, TILE, BRICK

STONE: limestone

roof: ASPHALT

other:

---

## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary -

Fire Station No. 6 is located at 1419 SE Seward Avenue, within the Oakland neighborhood of Topeka. Designed by W. E. Glover of the Topeka architectural firm of Cuthbert and Suehrk in 1935, this 1 ½ story structure was designed to serve the single function of a single-engine fire station. This station was constructed to replace the original Fire Station No. 6 (1910-1935) which was located on the same site. While this station was being built, firemen from this station answered alarms from the Santa Fe fire station, located within the Santa Fe Railroad railyard five blocks to the west.

The building's footprint measures 65' x 42', and faces north, parallel toward SE Seward Avenue. Its Collegiate Gothic features were designed around a rectangular and "L-shaped" floor plan with the habitable portions of the firehouse placed to the east and to the south of the fire engine bay. The fire engine bay is located in the northwest quarter of the structure. The Station itself is constructed of a red brick veneer over poured concrete walls, floors, and ceilings. The walls were constructed above a concrete block foundation and partial basement under the south half of the structure. The most significant exterior feature is the turret placed between the station's main entrance and the fire engine bay door, both located on the north face of the building. This turret extends northward beyond the face of the entrance, and the engine bay door, and is the northernmost portion of the firehouse.

The south half of the station is constructed in a more traditional bungalow style of architecture, containing much less detailing. This portion of the firehouse uses the same red brick material in its veneer but lacks the quoining and gabled roof present in the northern half of the building. The building is in excellent condition. Its windows and engine-bay door were replaced, most recently in the early 1980s. Within the interior, drop ceilings have been added in several of the station's living spaces to cover the ductwork from the central air conditioning. All of these alterations, however, are minor and have not impacted the building's original historic integrity.

---

## Elaboration

**Setting** – Fire Station No. 6 was built within the recently annexed town of Oakland Center. Oakland Center was originally incorporated in 1886 as a company town for the Atchison, Topeka, and Santa Fe Railroad, who's railyards borders the area's western and southern periphery. By the 1915, the population of Oakland Center had grown to 1,800, and it featured several amenities that were complimentary to the growth of Topeka, such as the rail yards of the Atchison, Topeka & Santa Fe Railroad, 4 churches, 8 grocery stores, a blacksmith, a drugstore, and a confectionary store, and a rail line connecting Oakland Center to Topeka and beyond to the Quinton Heights suburb to the south. In 1925, residents of Oakland Center voted 505 to 206 to allow their municipality to be annexed by the City of Topeka. The annexation was finalized on October 25, 1926 by unanimous vote of the Topeka City Commission.

The Oakland area has always been a working-class neighborhood, characterized by low-to-moderate density of single-family homes, predominately one-level bungalows, though two-level American Foursquare homes are also common. Fire Station No. 6 was built on Seward Avenue, which is one of two main streets extending through the Oakland Neighborhood, each running east and west. Seward is generally characterized as a mixed-use street, fully developed in a combination of modestly-sized institutional, residential, and commercial uses.

### Building Description -

Fire Station No. 6 is an example of an early 20<sup>th</sup> Century "bungalow-type" fire station. As such, this building is comprised of two main components: the northern ell-shaped, gabled half, and the southern hipped-roof half. The north half of the building is an ornate example of the Collegiate Gothic style, with its front facing north onto NE Seward Avenue. The front

face of the building, in fact, contains the largest volume of Collegiate Gothic architectural elements. Each window and doorway within the northern half is surrounded with a quoined limestone trim. The southern half of the building is much more utilitarian in design and function, and lacks much of the ornamentation present in the north half. While all of the windows in the southern half of the station are built with limestone windowsills, they do not have the limestone quoining that is present around the windows in the northern, Collegiate Gothic half. Instead, a row of soldier brick is laid above each window within this southern half of the station. This differentiation provides a variation from the remaining running bond that dominates the remainder of the exterior walls. All windows in both halves of the station are 1980's era replacement single-pane, with aluminum-clad wood framing. However, the materials used in each half of the station remain the same, including the brick, roofing, and the configuration of windows.

**North Façade** – The north façade is broken into three sections: the main entrance, a large masonry turret, and the engine door. The main entrance to the Station is located to the east of the turret. The doorway is a Roman arch, constructed of heavy oak, and framed with Indiana limestone. This entrance features a small courtyard that is enclosed by a low wall, measuring approximately 10' (north) x 10' (west) x 3' in height. This wall shares the same Collegiate Gothic architectural style and materials as the remainder of the Station. Next is a large projecting turret that extends upward above the eaves, and matches the main building roofline. It is five-sided with four sides containing single first and second level windows. Each of the corners is accented with limestone quoining which also frames each of the windows.

The fire engine doorway is located to the west of the turret and under the forward-facing gable end. It is framed with a wide segmental arch, also composed of Indiana limestone. The doorway is approximately 10' x 10' in size and is flanked by two exterior sconces on either side. Above the arch doorway is the engraved limestone nameplate sign for "TFD Station No 6." The gabled point of the roofline extends another 5' above the engraved stone sign.

**West Façade** - The west wall of the station is divided into three portions: a five-foot portion under the front-facing gable, an engine bay under the ell-gable end, and a portion under the hipped roof. At the corner of the north and west facades is a masonry buttress accented with limestone quoining; this portion of the façade is a single-story and has a 12" eave with gutter and downspout. The main portion of the façade is approximately 28-feet in length and is centered with another gable-end. This portion of the station is anchored between two additional buttresses, each extending approximately 16" from the main exterior wall. There are three 9-sqft single-pane windows centered at the ground level. In the 2<sup>nd</sup>-level there is an opening for ventilation, which is approximately 3-sqft in size and centered below the gable end. The separation between the two northernmost buttresses is approximately 5 feet.

Extending south beyond the engine-bay is a one-story, 30' extension that is less ornate in design and style. For example, there is a single window centered within this façade that only contains a limestone sill and is otherwise not fully quoined as are the windows within the northern Collegiate Gothic half. The southern portion is under the side of the hipped roof and features eaves, extending approximately 12" beyond the exterior walls. The hipped-roof portion of the building is a single-story and measures approximately 30' (north/south) x 36' (east/west). The hose tower is located at the pitch of the hip and rises only a few inches above the ridge board, extending east and west to a height of 24". This hose tower is constructed of brick with a flat, rubber-membrane roof with limestone trim. Its measurements are roughly 5' (east/west) x 4' (north/south).

**South Façade** – The south face of the building matches the simplicity and unadorned design of the southern portions of the west and east façades. There are five bays including four windows and one rear-entrance door. Each window opening measures approximately 36" in height by 30" in width. The brick above each window is laid in a vertical soldier pattern to provide a variation from the remaining running bond. Although each window is a replacement, each opening is of the original size. Two windows on the left of the entrance are by approximately 60" spaced. The remaining two windows on the right of the entrance and are separated by roughly 1' spacing. The door is located approximately 1' to the right of center and is elevated approximately 18" above grade atop a stoop with three steps. The door itself is original to the building and features wood framing around six panes of glass, stacked two-over-three. There are also three window wells along the south wall allowing exterior light to the basement. Each window well matches the width as the window directly above. Two window wells are placed to the left of the entrance, consistent with the placement of each ground-level window. The third window well is located to the right of the doorway and is placed beneath the easternmost ground-level

window. Each window well is constructed of a clear acrylic panel, framed in a treated-pine box that extends approximately 18" from the building. Each box is set atop a poured concrete well that extends downward to the bottom of each basement window.

**East Façade** - The east façade of the station is divided into two sections: one below the hipped roof souther half, and one below the ell-gable end of the northern half. Four windows are placed within the hipped-roof of the east façade. These windows are evenly spaced along this section, beginning approximately 24" north of the southeast corner of the building, with a spacing of roughly 45". The gutter system runs under the eave, with one downspout between the first and second windows and a second downspout between the third and fourth windows.

Under the ell-gable end at the northeast and southeast corners are quoined buttresses extending roughly 18" beyond the face of the façade. A second-level opening for ventilation, approximately 3-sqft, is centered below the gable-end. There are two window openings. The smaller opening measures approximately 36" X 30" and is placed 40" above grade, and 24" north of the south buttress. The larger opening is located approximately 24" south of the north buttress. This window is a dual-pane casement, measuring 40" x 36", and is placed roughly 36" above grade. All openings on the east façade are quoined in limestone. An electrical conduit extends from the ground immediately below the ventilation opening and enters the building roughly 2-feet below the sill of that opening.

**Interior** – The interior floorplan of Fire Station No. 6 has remained unchanged since its construction in 1935. Walls in each room are constructed of a glazed concrete tile placed below a painted concrete surface finish. The rise of tile within each room is variable, but is uniform within each room. Floors within each room are a gray terrazzo, all featuring a darker-toned border extending 12" from the wall. The exception to the terrazzo floor finish is the engine bay, which is constructed of a smoothed finished concrete. The only change to surface finishes is the installation of drop-ceilings in the office and living room. This drop ceiling was added during the early 1990s to conceal conduit and electrical lines necessary for the provision of air conditioning and fluorescent lighting. Doors and associated hardware, such as hinges and door handles, all appear to be original. The floorplan is laid out with the habitable rooms for the firefighters on two-sides (east and south) of the main bay for the engine.

***Living Room*** - The living room is the primary public entrance to the Station. This doorway faces north and is positioned in the northeast corner of the room, immediately east and adjacent to the turret. The room is positioned directly to the south of the Station office. A wall-mounted chalkboard and two recessed wall-mounted ventless radiant heaters are located on the room's north wall. This room features one window on the east wall. Within the wall on either side of the window opening are recessed shelves. These shelves are framed in hard yellow pine and measure approximately 36" x 48", each with a rounded-arch.

***Office*** - The office and call-room are located within the turret in the building's northeast corner. Located within this office are all communications equipment for station operations and a retractable Murphy bed. The office features 1 single-pane, fixed window within each exterior wall. The Murphy bed is stored within a shallow closet located on the room's north wall, immediately east of the entrance to the room from the hallway. A doorway to the fire engine bay is on the west wall. The floor is the original terrazzo, complete with an 8" terrazzo baseboard. The ceiling is an acoustical foam-board drop-ceiling that is placed approximately 6" below the original concrete ceiling.

***Hallway*** – Heading south from the living room is a hallway that accesses the kitchen, bathroom, dormitory, staircase, and partial basement. The ceiling in the hallway retains the original cement finish.

***Kitchen*** - From the hallway, the kitchen is accessed by an arched doorway and has never had a functional door. This room is in its original configuration and retains all original finishes. The cabinetry and counters within the kitchen have been replaced with contemporary products. Centered on the east wall is a single window.

***Dormitory*** - At the south end of the hallway is the dormitory. Beyond the doorway to this room, the floor slopes upward approximately 30" to the dormitory floor space. The rise in floor level offers additional window light to the rooms within the basement located immediately below. The floor is separated from the sloped entryway by a concrete barrier, finished with terrazzo baseboard and glazed tiles. There are four windows along the east wall and two windows on the south wall. This

room retains its original concrete walls, ceiling, and terrazzo floor, along with the structural tile below the windows. The dormitory is the 2<sup>nd</sup> largest room within the station, behind the main engine bay.

*Bathrooms* – Located to the west of the dormitory are two bathrooms. The smaller of the two is located on the north side of a hallway connecting the dormitory with the station locker room. This restroom is a single stall with sink and no other amenities. The larger of the two bathrooms is located on the south side of the hallway and consists of a urinal, toilet, shower, and a sink. Both bathrooms retain their original terrazzo flooring, structural tile, and concrete walls and ceilings.

*Locker room* – The station locker room is positioned to the west of the rear entrance in the building's southwest corner. Lockers are inset along the room's north and east walls, with additional lockers placed against the west walls. The west and south exterior walls each have one window.

*Hallway #2* – located between the smaller bathroom and the locker room is a shorter third hallway, where the basement is accessed and the station's main engine bay. This hallway slopes downward to the north in the same manner as the long hallway that provides access to the main dormitory.

*Main Engine Bay* – The main engine bay is the largest room within the building. All doorways retain their original wood framing, doors, and hardware. Walls are approximately 13' and are exclusively finished with the structural concrete tile. Both the floor and ceiling are the original concrete. From the engine bay, doorways extend to the main office, the living room, the hose tower, the hallway to the dormitory, a storage closet, and the stairway to the station's second level. Located in the ceiling near the southwest corner of the room is a large hole directly into the conduit that provides ventilation for the station attic fan.

*Second Level* – The station's second level is an unfinished storage space that has never been occupied as a habitable room within the fire station. The roof joists are exposed, as are all of the electrical and HVAC conduits that service the station. This level is arranged with four separate heights to accommodate the mechanical and electrical services to the rooms below. The highest floor level culminates at the hose tower, which is accessed through an opening in the brick that exposes the tower pulley and hose drying racks.

*Basement* – The basement of Firehouse No. 6 is an unfinished, partial basement located below the hipped-roofed section. The basement is constructed of concrete block walls and a poured in place, structural concrete floor and ceiling. Windows below grade are two within the south exterior wall, and one within the east exterior wall. Located in the center of the basement is the building's furnace and water heater. The remainder of the basement area is used for storage, a workshop, and a space for exercise/weights.

**Alterations** - Fire Station No. 6 has been in continuous use since its original construction in 1935. Since this time, few changes have been made to the building to modernize and replace outdated features, or to modernize the facility for the safety and convenience of firefighters stationed within the building. A few of these changes include the addition of central air conditioning in the 1990s, the replacement of kitchen cabinetry and countertops, and the replacement of bathroom fixtures. Complete records of these changes are maintained at the City of Topeka Fire Department Headquarters, the Office of Facilities Management, and the City Engineer's Office.

The building remains in good condition and retains significant historic integrity and character-defining features. With the exception of the roof, windows, and the engine bay door, the building retains its original appearance. No structural changes have occurred that would have resulted in an altered floor plan, and no external additions to the original building footprint have been made. Within the interior, the changes made to the building are typical and minimal updates to the kitchen, bathrooms, the firefighter's locker room, and placement of a drop-tile ceiling in the living room, and office.

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## 8. Statement of Significance

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### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

ARCHITECTURE

SOCIAL HISTORY

### Period of Significance

1935-1940

### Significant Dates

1935

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Cuthbert & Suehrk

Bowers Construction

### Period of Significance (justification)

Fire Station No. 6 is significant relative to an era in Topeka's history and the development of Topeka's Fire Department, most notably dating between the time frame of 1926 and 1935. The period begins with the date of construction in 1935 and goes through the end of the Public Works Administration projects and city bond in 1940.

Fire Station No. 6

Shawnee, Kansas

Name of Property

County and State

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## Narrative Statement of Significance

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### Summary

Fire Station No. 6 is eligible for the National Register of Historic Places under Criterion 'C' for its distinctive architectural characteristics relative to the utilization of Collegiate Gothic architecture in the early 20<sup>th</sup> Century construction of Bungalow fire stations, and Criterion 'A' for the building's association with the growth and development of the City of Topeka. The Station is an excellent example of the Collegiate Gothic style architecture in Topeka. Designed by the renowned Kansas architectural firm Cuthbert & Suerhk, Station No. 6 embodies the functionality of the "bungalow type" of professional fire stations while incorporating Collegiate Gothic influences in its appearance and choice of exterior materials.

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### Elaboration

The first fire station in the Oakland area was constructed in 1909 on the same site as the current Station No. 6. This date is prior to the area's annexation by the City of Topeka and was therefore established by the municipality of Oakland Center, which was officially incorporated as a city in 1886. At that time, the Oakland Center fire station was the last station built within the City of Topeka, or its neighboring suburbs, built specifically to accommodate the horse and pump-wagon.

#### *Historical Fire Service in Topeka<sup>1</sup>*

The City of Topeka functioned without a dedicated fire service from its founding in 1854 until February of 1870. The first recorded fire was during the winter of 1854-1855 when flames from a small fire ignited the thatched roof of the cabin occupied by the City's founders. Being the only occupied "home" within the City at that time, City founder Fry W. Giles declared the City to be in "ruins."<sup>2</sup>

After this first fire, however, no other fires were recorded during the City's first decade. The absence thusly removed the impetus to establish a system with which to fight fires. This lack of need, however, changed on April 24<sup>th</sup>, 1867. On that date, an earthquake was recorded that centered near the City of Manhattan, Kansas. Tremors from this quake were reported as far east as Carthage, Ohio. This earthquake caused damage to much of the City, including the start of several fires to both homes and businesses.<sup>3</sup>

Two years later, in 1869, fires destroyed two prominent buildings, the S. D. McDonald Building, and the Ritchie Block. The loss of these prominent buildings convinced the citizenry and City leaders that the time had come to purchase firefighting machinery, and to begin the assembly of a system for firefighting at the municipal level. In 1870, the Topeka City Council authorized and funded the acquisition of a steam pump and fire wagon, which arrived on February 5th. These items were purchased, however, before the appointment of any official personnel to operate the equipment. Realizing this omission, City officials soon appointed Tobias Billings as the engineer of the steamer, and T. J. Anderson as his assistant. These two firefighters then comprised the Topeka Fire Department which, in addition to the steam pump and fire wagon, depended on volunteers in the close vicinity at fires.<sup>4</sup>

In October of that same year, two volunteer companies were organized, and all equipment was stationed in a converted blacksmith shop in the 500 block of SE Quincy Street.<sup>5</sup> The companies were known as Steamer Company No. 1, Hose Companies Nos. 1 and 2, and "Safety" Hook and Ladder Company No. 1 (a new ladder truck had arrived in October from the factory). Collectively, these companies numbered a total of 65 members, one of whom was a paid firefighter on regular duty, and was a City policeman when not on duty<sup>6</sup>.

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<sup>1</sup> Some of this history is shared with previously listed Fire Stations No 4 and 7 in Topeka.

<sup>2</sup> Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 3

<sup>3</sup> Lykins, W. H. R., 1867, Earthquake in Kansas: Am. Jour. Sci., 2d ser., v. 44, no. 130, p. 132

<sup>4</sup> Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 7

<sup>5</sup> National Register Nomination for Fire Station No. 2" (Topeka, Ks. Kansas State Historical Society, 2002) Sec. 8, p 7

<sup>6</sup> Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 7



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The converted blacksmith's shop served as the City's sole fire station until 1874 when Fire Station No. 1 was constructed across the Kansas River in North Topeka. Fire Station No. 1 was located at the southeast corner of N Kansas Avenue and N Gordon Street, originally platted in the Town of Eugene. Eugene was annexed into the City of Topeka in 1867.

The construction of Fire Station No. 1 marked the beginning of municipal firefighting in Topeka. Within the subsequent 15 years, four additional fire stations were constructed. Fire Station No. 2 was constructed in 1878 in the rear portion of the new City Hall, located at SE 7<sup>th</sup> Street & S. Kansas Avenue. The construction of Fire Station No. 3 followed in 1882 in the 300 block of NE Quincy Street, followed by Station No. 4 in the 700 block of SW Clay Street (1887), and Station No. 5 in the 600 block of SE Lake Street (1890). The construction of each of these fire stations in Topeka was a direct result of the growth of the City and the resulting demand by businesses and residents for reduced response times.

The establishment of Fire Station No. 6 resulted from the annexation of the town of Oakland Center by the City of Topeka in 1926. The population of this area grew modestly, parallel to the City of Topeka's population, until the town of Oakland Center was incorporated in 1886. By the 1915, Oakland Center featured several amenities that were complementary to the growth of Topeka, such as a population of 1,800, the rail yards of the Atchison, Topeka & Santa Fe Railroad, four churches, eight grocery stores, a blacksmith, a drugstore, and a confectionery store, and a rail line connecting Oakland Center to Topeka and beyond to the Quinton Heights suburb to the south. In 1925, residents of Oakland Center voted 505 to 206 to allow their municipality to be annexed by the City of Topeka. This was accomplished on October 25, 1926, by a unanimous vote of the Topeka City Commission.

The annexation of Oakland Center occurred during a time of rapid population growth for the City of Topeka, resulting in an increased demand for fire protection services. To address this demand, the citizens of Topeka approved a municipal bond in 1926 that was specifically intended to build new fire stations, and upgrade the conditions and apparatus of the City's existing fire stations. This bond was valued at \$250,000 and directly resulted in the construction of 6 new fire stations. These stations were: a new Station No. 2/Headquarters in 1927, a rebuild of Station No. 4 also in 1927, new Stations No.'s 5, 6, and 7, all built through the Public Works Administration (PWA) in 1935, and a new rebuild of Station No. 1 in 1940.

#### ***Fire House Designs:<sup>7</sup>***

This period also coincided with the nationwide transition from the traditional horse-drawn pump-wagon method of firefighting to the emerging technology of the motorized fire truck. Topeka purchased its first motorized fire engine in 1912, which was housed at the Fire Department Headquarters at Fire Station No. 2. The transition to motorized equipment meant that stations would now be built to consolidate the housing of engine, hose, and ladder companies that had previously been all-volunteer, and scattered in several locations.<sup>8</sup> Furthermore, stations no longer needed to be designed to accommodate a stable for the horse. One of the premier references to the evolution of fire stations built within the United States is Rebecca Zurier's *The American Firehouse, an Architectural and Social History*. Zurier notes a fundamental shift in the design of the American firehouse during the age of the transition from the horse and steam pump and wagon to the internal combustion engine. The new fire station was modeled in the same approach as the "bungalow," where all company living quarters were placed on the ground level. This change in design was in part to the wholesale adoption of the internal combustion fire engine, and also to a wealth of changes in firefighting apparatus, firefighting procedures, firefighter scheduling changes, and changes in city planning.<sup>9</sup>

As long as fire stations required horses to haul their firefighting apparatus, the traditional firehouse of the 19<sup>th</sup> and early 20<sup>th</sup> Centuries were essentially modified barns. The accommodation of the horse as a necessary component of the firefighting apparatus required the firehouse to contain haylofts, feed rooms, stalls, hanging harnesses, and the high-ceilinged rooms that accommodated them. The inclusion of these necessary accommodations for horses within the traditional firehouse resulted in various health concerns for firefighters, chief among them was a condition referred to as

<sup>7</sup> This history has been compiled based on two previously listed fire stations in Topeka, No 6 (2019) & No 7 (2020).

<sup>8</sup> Rebecca Zurier, *The American Firehouse – An Architectural and Social History*, (New York: Abbeville Press, 1982) 89

<sup>9</sup> Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 157

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the "ammoniacal vapors," which was simply a reference to the unsanitary smells attributable to the horses on the main level. The removal of horses and their accommodations afforded both a cleaner environment for the firefighters and also the ability to place the living spaces of the firefighters closer to the fire engines.<sup>10</sup>

This "cleaner environment" manifested itself through several different means. These means can be characterized under the categories of building materials, firehouse floor plans, and the physical location of the firehouse itself.

In terms of building materials, the transition from the horse and pump wagon to the combustion engine fire truck was coincident with the widespread focus on the sanitation and cleanliness of fire stations. Enabling this focus on sanitary conditions was the adoption of poured concrete as a favored material for many public and municipal buildings. Many such projects resulted from the New Deal era Public Works Administration (PWA) programming. The local architectural firm of Cuthbert, Suehrk & Glover maintained these national trends in the design for Fire Station No. 6, utilizing poured concrete as its' predominant and principal building material. The use of this material also enabled Fire Station No. 6 to replace wood floors with terrazzo, and window sills and walls with concrete and glazed tile. These hard, non-porous surfaces greatly facilitated the overall sanitation and cleanliness of the firehouse.

The second area of transformation for the American firehouse was the overall floorplan and design. Without the horse and stable, no longer was there a need for multiple levels to separate those spaces occupied by both humans and horses. All facilities necessary for the firefighters could be placed on the ground floor within easy access to the fire engine. This rearrangement of the floor plan eliminated the necessity for inclusion of the iconic, but dangerous "fire pole" that enabled quick access from the living quarters above to the fire wagon and horses below. Firefighters, themselves, welcomed the removal of the pole, primarily because of the injuries frequently incurred in its use. Night alarms that brought firefighters out of deep sleep were the primary cause, as awakening men often suffered hernias, broken ankles, and deep muscle sprains.<sup>11</sup>

The rearrangement of the firehouse floorplan also brought with it the introduction of a kitchen for the in-house use of firefighters. Bungalow stations constructed at this time included a kitchen at the rear of the building. In older buildings, the now unnecessary stalls could be removed, leaving room for a cooking and eating area.<sup>12</sup> Upon the advent of the multiple-shift scheduling of firefighters, one member of the firehouse was appointed as the shift "cook," while other firefighters adopted the job of cleaning and washing dishes.

Perhaps the most notable alteration to firehouse design was that without the horse and wagon and the space necessary to accommodate those living elements of the firefighting apparatus, fire stations could subsequently be placed further within residential neighborhoods. This change in the placement of fire stations relative to their surroundings consequently meant that the firehouse would need to reflect a more residential style of architecture to "blend in" with the developing suburbs of American cities. Firemen's journals described "bungalow firehouses" as any one-story fire station designed to look like a house.<sup>13</sup> Some of the first bungalow stations were designed by city architects to appease irate residents of exclusive neighborhoods who did not want an ugly, institutional building on their block.<sup>14</sup>

#### ***Architecture of Fire Station No. 6***

Station No. 6 was designed by Topeka architects Cuthbert & Suehrk specifically to "blend in" with an assortment of low-to-moderate density residential and commercial uses. SE Seward Avenue is the primary east/west arterial road through the Oakland neighborhood, and as such, has been historically dedicated to a mix of commercial, service, institutional, and residential buildings. This station is built in the Collegiate Gothic style of architecture and features a nearly identical floor-plan to Fire Station No. 5. Its numerous Gothic elements include steep-pitched gabled roofs, buttresses, arched doors and

<sup>10</sup> Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 160

<sup>11</sup> Gerry & Janet Souter, *The American Fire Station*, (Osceola, WI, MBI Publishing Co. 2000) p. 136

<sup>12</sup> Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 163

<sup>13</sup> *Ibid*, p. 159

<sup>14</sup> Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 163

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windows (mimicking a pointed arch), stone quoining, and a central turret that dominates the main entrance. The predominant building material is a red English brick, with Indiana limestone detailing around all windows and building corner seams.

Charles Cuthbert was a native of Topeka and served as the state architect for Kansas from 1925 until 1930 under Governor Ben Paulen. In 1927, he was joined in his practice by his classmate at Washington University School of Architecture William Suehrk. Architect Walter Glover later joined the firm, and together, they designed many Topeka buildings, including the 1928 Gem Building at 508 W. 10<sup>th</sup> Street and the 1951 Garlinghouse Building at 820 South Quincy Street, the Charles M. Sheldon Community House, the original Security Benefit Life Insurance Co. at 700 SW Harrison Street, the Stormont Hospital, and the Valley Park School.<sup>15</sup> Other notable works designed by Cuthbert & Suehrk within the city of Topeka include East Topeka Jr. High School, Westminster Presbyterian Church, and Topeka Fire Stations No. 1, No. 5, No. 6, and No. 7.

The historical roots of Gothic architectural styles come from Western Europe during the High Middle Ages, emerging from the Romanesque and Byzantine forms in France, in the late 12<sup>th</sup> Century. Cathedrals are the classic representatives of this style, characterized by the pointed arch, rib vault, exterior flying buttress, and richly decorated fenestration.<sup>16</sup> Collegiate Gothic is a secular version of Gothic architecture, prevalent at the beginning of the 20<sup>th</sup> Century in both the United States and England, particularly on college campuses. Introduced to educational buildings at Bryn Mawr College in Pennsylvania, Collegiate Gothic emerged as a dominant style on the campuses of Princeton, Yale, Duke, and the University of Chicago.<sup>17</sup> Defining characteristics of the style include pointed arches, crenellations, quoining, and towers. Fire Station No. 6 is a classic example of this style by its original slate roof (since replaced with asphalt), red brick with stone detailing, quoining around doors and windows, stone quoining within building corners, and buttresses, and the central tower located on the building's north façade.

#### **Summary –**

Fire Station No. 6 is an excellent and enduring example of an early-period bungalow firehouse, constructed during a period in Topeka's, and the nation's history, where the traditional accommodations for horse and pump wagon in the firehouse were transitioned to the cleaner and more functional internal combustion fire engine. The changes to firefighting technology, and particularly the resulting accommodations for firefighters through the design of their fire stations was coincident with a general transformation in the image of the firefighter from a dirty volunteer to a brave public servant and hero. This elevation in public status meant that additional resources were afforded to the design and construction of new firehouses, resulting in significantly cleaner and more luxurious accommodations for the firefighters.

Fire Station No. 6 is constructed in a blend of Collegiate Gothic, and more traditional bungalow architecture, resulting in a fire station that has remained largely intact and true to its original form and function. This building retains all of its architectural details and features that date from its original construction. As such, it is eligible for the National Register of Historic Places for its architectural influences, and its association with the growth and development of Topeka. Designed by the renowned architect Charles Cuthbert, this station is an excellent example of his work, reflecting a significant period of his career as an architect in Topeka. Together with the construction of Fire Stations No.'s 5 and 7 in the same year of 1935, these stations served as the foundation of a renewed emphasis on the provision of fire services for the City of Topeka, thus enabling its continued growth and development through the beginning of WWII.

<sup>15</sup> Susan Jezak Ford, NRHP Nomination for East Topeka Jr. High School, Topeka, Kansas 2003

<sup>16</sup> Cyril M. Harris, *Illustrated Dictionary of Historic Architecture*. (New York: Dover Publications, 1983) p. 254

<sup>17</sup> Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*. (Cambridge: MIT Press, 1992)

Fire Station No. 6  
Name of Property

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County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Poppeleirs, John C. and Allen Chambers, Jr. and Nancy B. Schwartz. *What Style Is it? A Guide to America Architecture*. New York: John Wiley and Sons, 1983.

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*Topeka Capital Journal*, September 21, 1952

*Topeka Daily Capital*, Nov. 28, 1954

*Topeka Daily Capital*, Dec. 19, 1954

*Topeka Daily State Journal*, Nov. 12, 1927

*Topeka Daily Capital*, Nov. 4, 1926

*The Power Wagon, Fire Department Motors*, No. 88, Chicago, IL, 1912

Zurier, Rebecca, *The American Firehouse, an Architectural and Social History*, Abbeville Press, New York, 1982

### Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Fire Station No. 6  
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## 10. Geographical Data

Acreage of Property 0.14

Provide latitude/longitude coordinates OR UTM coordinates.  
(Place additional coordinates on a continuation page.)

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	39.058623°	-95.650676°	3		
	Latitude:	Longitude:		Latitude:	Longitude:
2			4		
	Latitude:	Longitude:		Latitude:	Longitude:

### Verbal Boundary Description (describe the boundaries of the property)

Fire Station No 6 is located at 1419 SE Seward Ave in Topeka, Shawnee County, Kansas. The legal parcel description is Lots 413-415, Bernier's Addition; Section 32, Township 11, Range 16.

### Boundary Justification (explain why the boundaries were selected)

The boundary is limited to the entire parcel that has been historically associated with the function of the station.

## 11. Form Prepared By

name/title Tim Paris  
organization City of Topeka date Winter 2019  
street & number 620 SE Madison telephone  
city or town Topeka state KS zip code 66607  
e-mail

### Property Owner: (complete this item at the request of the SHPO or FPO)

name City of Topeka  
street & number 620 SE Madison telephone  
city or town Topeka state KS zip code 66607

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

## Additional Documentation

Fire Station No. 6  
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Submit the following items with the completed form:

### Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: \_\_\_\_\_  
City or Vicinity: \_\_\_\_\_  
County: \_\_\_\_\_ State: Kansas  
Photographer: \_\_\_\_\_  
Date Photographed: \_\_\_\_\_

Description of Photograph(s) and number, include a description of view indicating the direction of camera:

Photo Number	View	Description
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		
#9		
#10		
#11		
#12		
#13		
#14		
#15		
#16		
#17		
#18		

### Figures

Include GIS maps, figures, scanned images below.

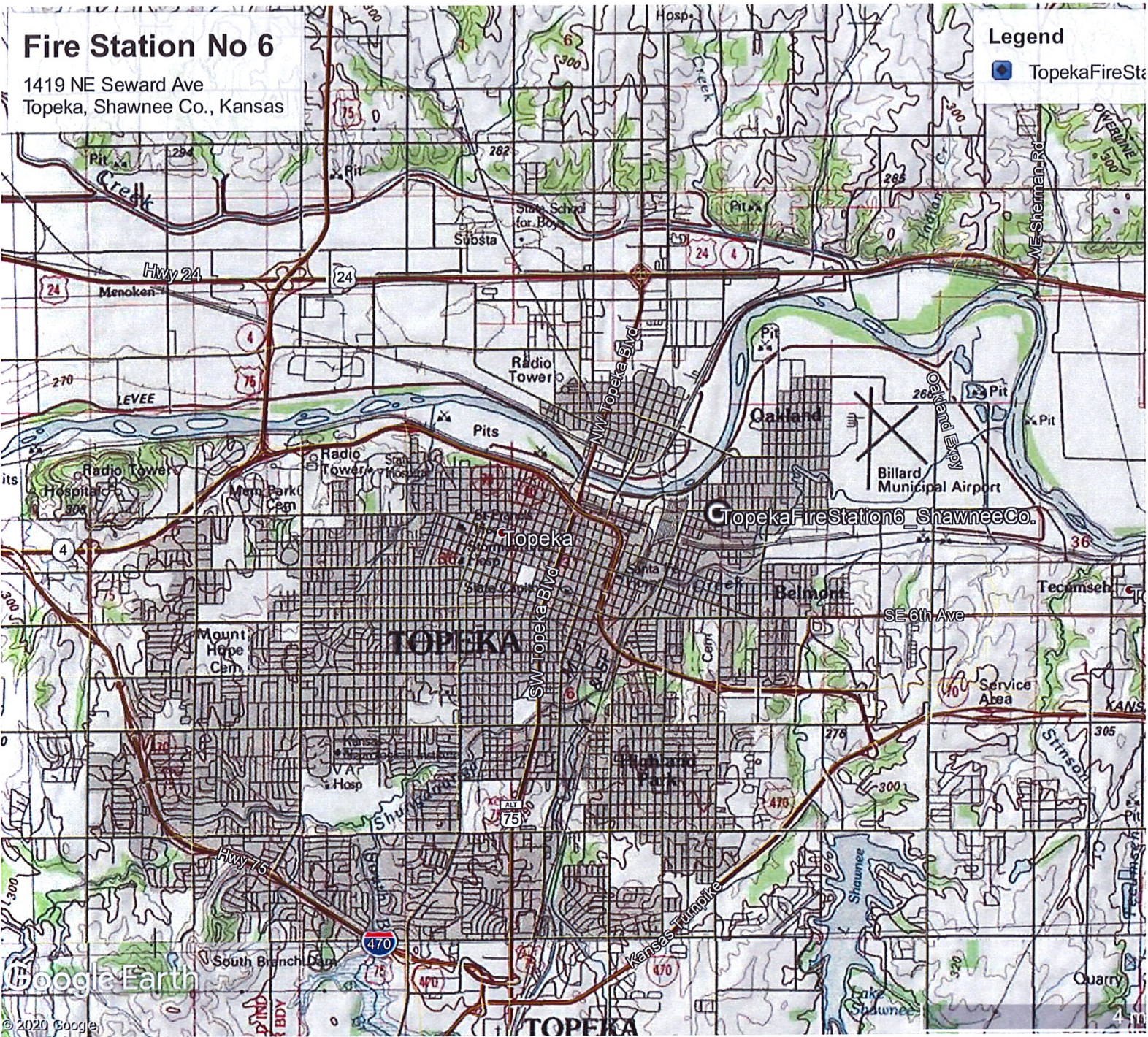


**Fire Station No 6**

1419 NE Seward Ave  
Topeka, Shawnee Co., Kansas

**Legend**

 TopekaFireSta



Google Earth


© 2020 Google



# Fire Station No 6

1419 NE Seward Ave  
Topeka, Shawnee Co., Kansas

## Legend

 TopekaFireSta

Hwy 24

NW Topeka Blvd

NE Sherman Rd

Oakland Expy

TopekaFireStation6\_ShawneeCo.

Topeka

SW Topeka Blvd

SE 6th Ave

Hwy 75

75

Kansas Turnpike

Google Earth

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# Fire Station No 6

1419 NE Seward Ave  
Topeka, Shawnee Co., Kansas

## Legend

 TopekaFireSta

TopekaFireStation6 ShawneeCo.

Google Earth

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## Fire Station No 6

1419 NE Seward Ave  
Topeka, Shawnee Co., Kansas

### Legend

 TopekaFireSta

TopekaFireStation6\_ShawneeCo.

Google Earth

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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### **1. Name of Property**

Historic name	Kouns, Charles and Dorothy, House
---------------	-----------------------------------

Other names/site number Crane, Harry A., House

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 1625 SW MacVicar Avenue	NA	not for publication
---	----	---------------------

City or town	Topeka	NA	vicinity
--------------	--------	----	----------

State	Kansas	Code	KS	County	Shawnee	Code	177	Zip code	66604
-------	--------	------	----	--------	---------	------	-----	----------	-------

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this   X   nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local Applicable National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

---

Signature of commenting official
Date

Title	State or Federal agency/bureau or Tribal Government
-------	---

#### 4. National Park Service Certification

I hereby certify that this property is:

<p><u>          </u> entered in the National Register</p>	<p><u>          </u> determined eligible for the National Register</p>
---	--

\_\_\_\_\_ determined not eligible for the National Register \_\_\_\_\_ removed from the National Register

other (explain:)

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State

## 5. Classification

### Ownership of Property (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property (Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

### Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

### Number of contributing resources previously listed in the National Register

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

### Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> A 20<sup>TH</sup> CENTURY REVIVALS:

Tudor Revival

### Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: STUCCO

roof: WOOD

other:

Kouns, Charles and Dorothy, House  
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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### **Summary**

The Charles and Dorothy Kouns, Jr. house, 1625 SW MacVicar Avenue in Topeka, Shawnee County, Kansas is a unique two-story eclectic Tudor Revival house. The house sits on Lot 17 of the Euclid Park subdivision (Figure 2.) The house is nominated to the National Register of Historic Places under Criterion C in the area of Architecture as a locally significant example of Tudor Revival architecture. The house was designed by the architectural firm of Chandler & Emshwiller. Built in 1923, the house retains most of its original Storybook exterior appearance with a faux thatched roof, wood casement windows and twin pointed arched dormers surrounding an arched front door. The frame house is clad in stucco and the curved roof has custom bent wood shingles. The interior contains its original floor plan, rough stucco walls, wide plank flooring, plank doors and iron light fixtures. The house also has a rear southwest corner addition, added in 1950. The house is in excellent condition and retains integrity of design, location and materials.

### **Elaboration**

#### Site

The Kouns house faces east toward Southwest MacVicar Avenue on the west edge of the Topeka College Hill neighborhood, named for its location near the Washburn University campus (Figure 1.) When the Kouns house was built in 1923, MacVicar Avenue was Topeka's western boundary.<sup>1</sup> The house sits on a large city lot with a generous setback. Concrete walkways lead from the street to the house's front entrance and along the north edge of the property to the back yard. A public alley runs behind the house, providing access to the 1950 garage located on the northwest corner of the property. The current garage replaced the house's original garage (Photograph 7.)

#### Architectural Description

The two-story side-gabled Kouns house has twin pointed arch wall dormers on the east front façade and rear west elevation. The faux thatched roof is clad in wood shingles bent to curved around the fascia of the dormers and the clipped side gables. Windows are original wood. A central stucco chimney pierces the east roof. The house is clad in swirled stucco that also covers the interior of the eaves. The stucco was applied to a Bishopric base, a product of the Bishopric Manufacturing Company. The Bishopric base consisted of creosoted lath imbedded in asphalt mastic on a background of heavy fiberboard. When applied, the stucco dovetailed into the lath, creating a solid surface.<sup>2</sup> The house was featured in a national advertisement for the company in 1924 (Figure 3.)<sup>3</sup>

The house's **east façade** (Photograph 1) has a center entrance surrounded by two-story wall dormers with pointed arches. Two concrete steps lead to the extended entrance block with an arched roof. The entrance is a wood plank round-top door with an upper window. It is fronted by a wood and glass storm door. The house's chimney rises from the second story above the entrance door. The north and south bays have pairs of eight-pane second-story casement windows and first-story trios of six-pane casement windows. The east elevation of the house's 1950 rear addition protrudes south and west of the south elevation.<sup>4</sup> The east wall of the addition has a pair of eight-pane casement windows.

The **north elevation** (Photograph 3) has a vented gable located above the second-story clipped gable. The second story has two four-pane windows. The first story has an east hipped bay window with three small four-pane windows, a west six-pane window and a west entrance door. The house's 1950 addition extends from the

<sup>1</sup> Rosin Preservation, "College Hill Historic Resources Survey," June 2016, 24.

<sup>2</sup> *The American Architect*, 11 September 1918, 2.

<sup>3</sup> *The House Beautiful*, September 1924, 189.

<sup>4</sup> City of Topeka building permit #10537 for homeowner A.H. Crane.



Kouns, Charles and Dorothy, House

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west rear elevation. The stucco north wall of the addition has an east pair of six-pane casement windows. A gable vent protrudes from the center of the addition's deck-on-hip roof.

The house's **south elevation** (Photograph 2) also has a vented gable located above the second-story clipped gable. The second story has a central pair of four-pane windows surrounded by two single four-pane windows. The first story has a center hipped bay window with three small six-pane windows. The east and west bays of the south elevation contain pairs of four-pane windows. The south gabled wall of the house's rear addition has a central exterior buff brick chimney surrounded by pairs of six-pane casement windows.

The rear **west elevation** (Photographs 4-6) has a north wall dormer with a second-story casement window matching those on the east façade, a single-pane window and a center pair of four-pane windows. The first story of the north portion of the elevation has a pair of one-over-one double-hung windows. The south portion of the west elevation is filled with the one-and-a-half-story rectangular 1950 addition with a deck-on-hip roof. The west wall of the addition has a center entrance surrounded by two trios of eight-pane casement windows.

### Interior

The Kouns house retains its original floor plan, only altered by the 1950 southwest addition. Walls and ceilings are rough plaster finished in swirls. Baseboards and trim around doors and windows are wood stained dark, matching the wide wood floorboards. Many interior doors are of plank construction with cross boards and wrought metal hardware. Ceiling light fixtures are wrought metal.

One enters the house's **first story** through the east entrance hall (Photograph 8). A simple stairway rises up the north side of the space to the second story (Photographs 9, 10). A wide south open doorway leads to the house's living room (Photograph 10). The south living room has dark ceiling beams that run north to south. A stucco and brick fireplace dominates the north wall, surrounded by an east closet door and a northwest entrance to the kitchen. A plank door with a small window leads from the house's entry to the north dining room (Photographs 12, 13). The dining room's west wall has a built-in wood shelf and an entrance to the kitchen. The house's northwest kitchen, remodeled in 2018, has a north exterior door and an east door to the basement (Photograph 14). The southwest addition functions as a library and sitting room with a full bathroom in the northeast corner (Photograph 15).

The house's **second story** also has swirled plaster walls, wrought metal light fixtures, dark woodwork, plank doors and wide wood floors (Photographs 16-20). This story has a center hall leading to two north bedrooms, a south master bedroom and a central bathroom. The bedrooms have sloped ceilings surrounding the east and west dormers. The attic level of the house's southwest addition is accessed through French doors in the master bedroom. The 1950 space is open, except for a large closet in the northeast corner.

The finished **basement** has concrete walls and floors.

### Condition and Integrity

The Kouns house retains its architectural integrity from its period of significance, which includes the 1950 library addition and detached garage. The well-maintained house continues in its original function as a single-family home. The house is in excellent condition and retains its architectural integrity in form, placement and materials.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

ARCHITECTURE

### Period of Significance

1923-1950

### Significant Dates

1923

1950

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Chandler & Emshwiller—Architect

E.O. Raub--Builder

### Period of Significance (justification)

The period of significance encompasses the year of the house's construction to the year of the house's final addition.

### Criteria Considerations (justification)

N/A

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### Narrative Statement of Significance

---

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

#### Summary

The Charles and Dorothy Kouns, Jr. house, 1625 SW MacVicar Avenue in Topeka, Shawnee County, Kansas is nominated to the National Register of Historic Places under Criterion C, significant at the local level in the area of Architecture. The house was built in 1923, commissioned by the internationally famous singing sisters, Nellie and Sara Kouns for their brother.<sup>5</sup> The house was designed in an embellished Tudor Revival style in an eclectic genre often referred to as Storybook style, a building type atypical for Topeka, Kansas. The house has a symmetrical façade and balanced floor plan, but also includes eclectic details borrowed from medieval English cottage styles. Completed in 1923 for Charles Kouns, Jr. and his wife, Dorothy, the house reflects the standing of the first owners and their ties to the well-traveled Kouns sisters. The 1950 addition on the southwest corner of the house has achieved historic status, contributing to the 1923-1950 Period of Significance. The house continues to retain its architectural integrity as one of Topeka's most unique houses.

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#### Elaboration

##### History

In July 1923, a notice appeared in *Kansas Construction News* noting that construction would soon begin on a \$9000 residence for C.W. Kouns. The house was designed by the architectural firm of Chandler & Emshwiller. The contractor was E.O. Raub.<sup>6</sup>

An article about the house's unique construction appeared in *The Topeka Daily State Journal* on October 22, 1923. The house's uniqueness was recognized, as the article stated:

"Another home, which defies the conventional rules of American architecture, is not being built on the west side of Washburn avenue between Sixteenth street and Euclid avenue for Mr. and Mrs. Charles W. Kouns, Jr. The Kouns home is of the English cottage style. The roof, tho (sic) shingled, is so constructed that it represents the thatch roof of old English provincial cottages. In the exterior architecture of the home, there are few straight lines. Altho (sic) many homes of modern types of architecture are being built in the college district, which has grown rapidly in the last five years, none resemble the plan of the Kouns home."<sup>7</sup>

The Kouns house immediately drew attention. It was featured in an advertisement for the Bishopric Manufacturing Company in *The House Beautiful* magazine in September 1924 (Figure 3.) In 1925, *The Topeka State Journal* stated that the house had always been a "show spot" in Topeka, attracting thousands of motorists and passers-by (Figure 4). The article went on to describe the house's unique features:

The roof is distinctive in Topeka and was built to actual measurements for the roofing concern in the east. The timbers were soaked in water for three weeks before they could be bent to form the dormers. The interior is thoroly (sic) distinctive—wide timbered floors held with wooden pegs, thumb latch doors and mantleless fireplace built up from the floor level.<sup>8</sup>

The house was commissioned by famous singing sisters, Nellie and Sara Kouns, for their brother, Charles W. Kouns, Jr. and his wife, Dorothy.<sup>9</sup> The siblings were the children of the prominent Charles Wesley Kouns,

---

<sup>5</sup> George Mack, "A Cottage of Character," *The Topeka Capital Journal*, 8 June 1980.

<sup>6</sup> "Chandler & Emshwiller," *Kansas Construction News*, 7 July 1923, 6.

<sup>7</sup> "Homes of Unusual Design," *The Topeka Daily State Journal*, 22 October 1923.

<sup>8</sup> "Two Typical English Cottages," *The Topeka State Journal*, 6 June 1925.

<sup>9</sup> Mack.



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general manager of the eastern lines of the Atchison, Topeka and Santa Fe railway.<sup>10</sup> The Kouns sisters grew up in Topeka, left to study at the Chicago Conservatory of Music in 1917 and finished their musical education in Germany. Their father then decided that they should return home. They became quite successful, performing on the Orpheum circuit of vaudeville theaters in New York, Chicago, Boston, Philadelphia, Washington, St. Louis and Los Angeles. They entertained American forces in Europe during the first World War. By the time they returned to Topeka for a Homecoming concert in 1921, they had completed two additional European tours.<sup>11</sup>

Charles and Dorothy Kouns lived in the house only for a short time. City Directories list the couple here 1924 through 1926 but the house is listed as vacant from 1927 to 1930. Charles Kouns' occupation in 1924 is listed as working in motor finance. The 1930 federal census shows Charles and Dorothy Kouns living in New Haven, Connecticut, where Charles worked as the manager of a finance company.<sup>12</sup>

Marjorie and A. Harry Crane purchased the house in 1929 from the Kouns family. Mr. Crane was a prominent local lawyer and the senior partner of the Topeka firm Crane, Messick & Crane. In 1950, the couple added a library addition to the rear of the house that included a full bathroom. The garage was also replaced that year.<sup>13</sup> The Crane family lived in the house until Mr. Crane died in 1968.<sup>14</sup>

William and Patricia Cross purchased the house in 1969. William Cross and roofer Bill Ebert replaced the house's aging shingle roof with new wood shingles that were soaked and bent to fit the roof's form. The Crosses replaced the roof again in 2008, contracting with John Barta and Richard Gordinier of Dovetail Roofing.<sup>15</sup> The couple also installed carpet over most of the interior wood floors. Mark and Dona Nordstrom purchased the house in 2017, removed the carpet and restored the interior and exterior of the home. The house is in excellent condition and is very well maintained.

#### College Hill History<sup>16</sup>

Washburn University was founded as Lincoln College on a 160-acre plot of land southwest of downtown Topeka in 1865. The school was renamed Washburn College in 1868. As the college grew, the Board of Trustees speculated in land development by acquiring parcels of land adjacent to the campus. Some of the property was set aside for future campus growth, some of the land was leased and the remainder was sold to residential developers. The sale of the property provided financial support to Washburn College for nearly 30 years.

The area north of Washburn College became known as College Hill. The neighborhood eventually extended east and west from College Avenue to Southwest 17<sup>th</sup> Street on the south, SW Washburn Avenue on the east, SW Huntoon Street on the north and SW MacVicar Avenue on the west. Until the early 1900s, the area was mostly rural. As the neighborhood grew, its association with Washburn College added to its status as a desirable and progressive neighborhood, attracting middle- and upper-class residents that included professors, students, artists and real estate developers.

MacVicar Avenue was Topeka's western boundary in the 1920s and many of the surrounding blocks were mostly vacant in the early part of the decade. The 1600 block of Jewell Avenue two blocks east of MacVicar had only five houses in 1923. The 1950 Sanborn map shows MacVicar and the surrounding streets well populated with most lots containing houses and detached garages.

<sup>10</sup> "C.W. Kouns Dead After Struggle With The Unions," *The Topeka State Journal*, 4 September 1916.

<sup>11</sup> "Topeka Is Proud," *The Topeka State Journal*, 19 March 1921, 3.

<sup>12</sup> Charles Kouns died in Connecticut in 1982. Social Security Death Index.

<sup>13</sup> Topeka building permits #10537 and #10538, 1950.

<sup>14</sup> A.H. Crane, Noted City Lawyer, Dies," *The Topeka Daily Capital*, 9 September 1968, 1.

<sup>15</sup> A video of the 2008 project can be viewed at [https://www.youtube.com/watch?v=kJV2-E\\_VoT4&feature=youtu.be](https://www.youtube.com/watch?v=kJV2-E_VoT4&feature=youtu.be)

<sup>16</sup> Rosin Preservation, 17-25.

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### Architecture

The Charles and Dorothy Kouns house is designed in an eclectic Tudor Revival style. Leland Roth states in *American Architecture: A History* that American architects embraced the "Period House" in the 1920s as a result of the rise academic training and extensive foreign travel. The newer generation of architects was able to combine contemporary interior layouts with certain historical periods. Especially popular were designs that suggested late medieval houses, from English Cotswold cottages to Elizabethan or Jacobean farmhouses.<sup>17</sup> Virginia McAlester notes that the Tudor style was quite popular, making up approximately 25 percent of the houses built during the 1920s. Only about five percent of Tudor houses have symmetrical paired gables as seen on the Kouns house. The rare false thatched roof subtype, she adds, imitates the thatched roofs of rural England with modern materials. These roofs were used on asymmetrical and symmetrical Tudor houses, from modest to grand.<sup>18</sup> The College Hill Historic Resources Survey report notes that the scale of the Kouns house matched its nearby neighbors but that the house is unique in its style, drawing inspiration from English cottages.<sup>19</sup>

The exaggerated symmetrical gables and exterior details of the Kouns house put it into a classification often referred to as the Storybook style. The relatively rare Storybook houses differ from other period revival houses of the 1920s in three ways: their forms are often exaggerated interpretations of medieval forms; the use of artificial finishes suggest that they are older than they are; and they have a difficult-to-identify element of "whimsy."<sup>20</sup> The Storybook movement began in "Hollywoodland," California at the onset of the roaring twenties. Initial designs were subtypes of the Spanish Revival style, but these were soon joined by interpretations of rural French and English architecture.<sup>21</sup> Houses built in the eclectic style can occasionally be found throughout the country, but perhaps the most famous example is the Spadena house in Beverly Hills.

The Kouns house fits well into the Tudor and Storybook styles. The exterior's symmetrical paired gables, small entry porch, groupings of casement windows, stucco wall cladding and rounded front doorway are all elements of the Tudor style. The exaggerated arched peaks of the dormers, irregular false thatched roofline and rough stucco finish stucco are exterior Storybook details. The carefully crafted rustic interior details—coarse plaster walls, ceiling beams, wide plank doors and wrought metal light fixtures all contribute further to the house's combination of styles.

The architectural firm of George L. Chandler & John P. Emshwiller designed the Kouns house. George Chandler was the son of Charles Chandler, Kansas state architect from 1909 until his death in 1917.<sup>22</sup> He graduated from the University of Kansas in 1921 with a degree in architectural engineering.<sup>23</sup> *Kansas Construction News* announced Topeka's newest architectural firm of Chandler & Emshwiller in April 1923. The articles stated that Chandler had worked in the State Architects office for more than ten years and that John Emshwiller was a graduate structural engineer from Indiana.<sup>24</sup> Little is known about the firm after 1923. In 1924, Chandler designed the Collegiate Gothic Watson Library building on the campus of the University of Kansas in Lawrence with state architect Ray Gamble.

The eclectic design of the Kouns house may have been a way to draw attention to Topeka's prominent Kouns family. The Kouns sisters, daughters of a railroad executive and internationally famous in their own right, commissioned the house for their brother. This was not a house that could be overlooked. From the beginning, the house drew gawkers and admirers. Topeka has many Tudor Revival houses with unique details, especially

<sup>17</sup> Leland M. Roth, *American Architecture: A History* (Boulder, CO: The Westview Press, 2000), 350.

<sup>18</sup> Virginia S. McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 449-454.

<sup>19</sup> Rosin Preservation, 23.

<sup>20</sup> Arrol Gellner, *The Storybook Style: America's Whimsical Homes of the Twenties* (New York: Penguin Group, 2001), 1.

<sup>21</sup> Gellner, 10.

<sup>22</sup> *Biennial Report of the Directors of the Kansas State Historical Society*, Topeka, 1919, Volume 21, 55.

<sup>23</sup> "594 Students To Get Degrees At Kansas U." *The Topeka Daily Capital*, 23 May 1921, 3.

<sup>24</sup> "New Architectural Firm For Topeka," *Kansas Construction News*, 7 April 1923, 4.

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in the College Hill neighborhood. Outstanding examples of the style include the 1921 James Hayes house, 1619 SW Jewell Avenue (KHRI #177-3492) and the very large 1923 Chester B. Woodward house at 1272 SW Fillmore Street (National Register, 1992). The Kouns house is unique within the collection of Topeka Tudor Revivals for its exaggerated form, rustic details and its "whimsy."

#### Conclusion

The Charles and Dorothy Kouns house retains its integrity in design, form, placement and materials. The house's form, architectural details and finishes all reflect its original functions as a striking single-family home. It is representative of the rarely used Storybook Tudor Revival style in Kansas. The Kouns house is architecturally significant as an intact example of the style and is eligible for National Register listing under Criterion C. It remains today as an impressive and distinctive example of 1920s architecture in a Kansas' capital city.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

A.H. Crane, Noted City Lawyer, Dies." *The Topeka Daily Capital*, 9 September 1968.

*The American Architect*. 11 September 1918.

*Biennial Report of the Directors of the Kansas State Historical Society*. Topeka, 1919, Volume 21.

"Chandler & Emshwiller." *Kansas Construction News*, 7 July 1923.

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"C.W. Kouns Dead After Struggle With The Unions." *The Topeka State Journal*, 4 September 1916.

Gellner, Arrol. *The Storybook Style: America's Whimsical Homes of the Twenties*. New York: Penguin Group, 2001.

"Homes of Unusual Design." *The Topeka Daily State Journal*, 22 October 1923.

*The House Beautiful*. September 1924.

Mack, George. "A Cottage of Character." *The Topeka Capital Journal*, 8 June 1980.

McAlester, Virginia S. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

"New Architectural Firm For Topeka." *Kansas Construction News*, 7 April 1923.

Rosin Preservation. "College Hill Historic Resources Survey." June 2016.

Roth, Leland M. *American Architecture: A History*. Boulder, CO: The Westview Press, 2000.

"Topeka Is Proud." *The Topeka State Journal*, 19 March 192.

"Two Typical English Cottages." *The Topeka State Journal*, 6 June 1925.

"594 Students To Get Degrees At Kansas U." *The Topeka Daily Capital*, 23 May 1921.

### Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): KHRI #177-5400-00046

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## 10. Geographical Data

Acree of Property Less than 1 acre

Provide latitude/longitude coordinates OR UTM coordinates.  
(Place additional coordinates on a continuation page.)

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>39.0375</u> Latitude:	<u>-95.7064</u> Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

### Verbal Boundary Description (describe the boundaries of the property)

The property is located on Lot 17 of the Euclid Park subdivision, coordinates 39.0375, -95.7064. The property is bound on the north and south by property lines, on the east by a public right of way bordering SW MacVicar Avenue and on the west by a public alley.

### Boundary Justification (explain why the boundaries were selected)

The boundaries include the lot historically associated with the Charles and Dorothy Kouns house.

## 11. Form Prepared By

name/title Susan Jezak Ford  
organization Citysearch Preservation date \_\_\_\_\_  
street & number 3628 Holmes Street telephone 816-531-2489  
city or town Kansas City state Missouri zip code 64109  
e-mail citysusan@gmail.com

### Property Owner: (complete this item at the request of the SHPO or FPO)

name Mark & Dona Nordstrom  
street & number 1625 NW MacVicar Avenue telephone 785-806-6540  
city or town Topeka state Kansas zip code 66604

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### Additional Documentation

Submit the following items with the completed form:

#### Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

#### Photograph Log

Name of Property: Kouns, Charles and Dorothy, House  
City or Vicinity: Topeka  
County: Shawnee State: Kansas  
Photographer: Susan Jezak Ford  
Date  
Photographed: 18 October 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20: East elevation. Camera pointing west.
- 2 of 20: Southeast elevation. Camera pointing northwest.
- 3 of 20: Northeast elevation. Camera pointing southwest.
- 4 of 20: Northwest elevation. Camera pointing southeast.
- 5 of 20: West elevation. Camera pointing east.
- 6 of 20: West elevation. Camera pointing east.
- 7 of 20: Garage southeast elevation. Camera pointing northwest.
- 8 of 20: First-story entrance. Camera pointing northeast.
- 9 of 20: Stairway. Camera pointing west.
- 10 of 20: First-story living room. Camera pointing southwest.
- 11 of 20: First-story living room. Camera pointing northeast.
- 12 of 20: First-story dining room. Camera pointing northwest.
- 13 of 20: First-story dining room. Camera pointing southeast.
- 14 of 20: First-story kitchen. Camera pointing south.
- 15 of 20: First-story library. Camera pointing southwest.
- 16 of 20: Second-story bedroom. Camera pointing northeast.
- 17 of 20: Second-story bedroom. Camera pointing southwest.
- 18 of 20: Second-story bedroom. Camera pointing northwest.
- 19 of 20: Second-story master bedroom. Camera pointing west.
- 20 of 20: Second-story master bedroom. Camera pointing east.

#### Figures

Include GIS maps, figures, scanned images below.

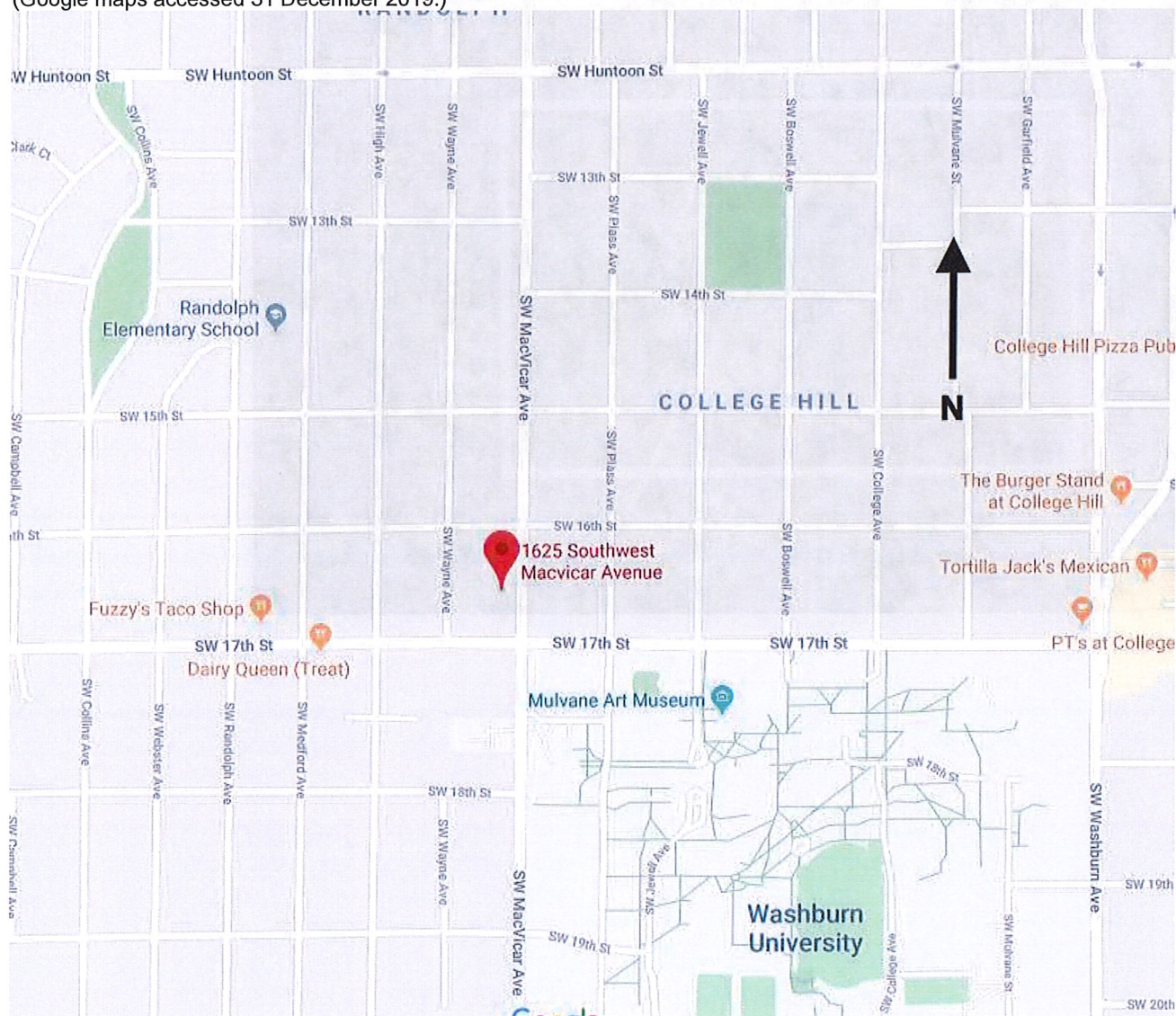
- Figure 1. Kouns house location at 1625 SW MacVicar Avenue, Topeka, Kansas.
- Figure 2. Property site plan.
- Figure 3. 1924 Bishopric advertisement featuring Kouns house.
- Figure 4. 1925 photograph of Kouns house.
- Figure 5. Photo map 1—exterior.
- Figure 6. Photo map 2—1<sup>st</sup> floor.
- Figure 7. Photo map 3—2<sup>nd</sup> floor.



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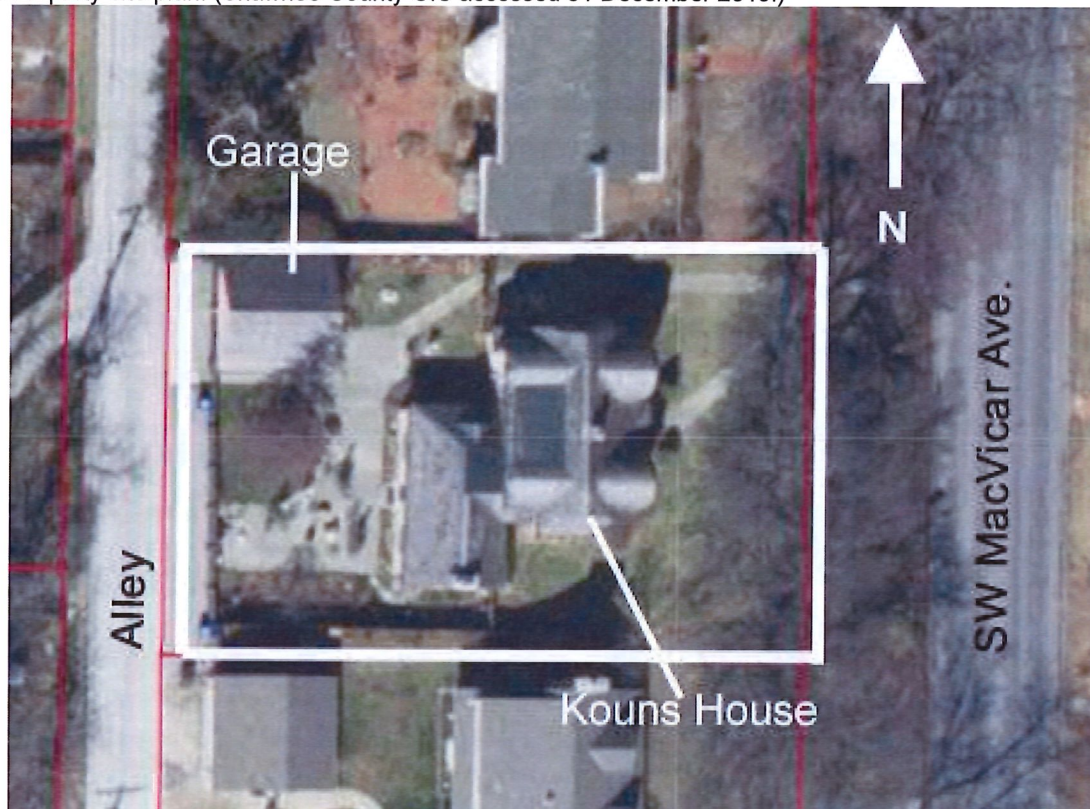
Figure 1. Kouns House location at 1625 SW MacVicar Avenue, Topeka, Kansas.  
(Google maps accessed 31 December 2019.)



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Figure 2. Property site plan. (Shawnee County GIS accessed 31 December 2019.)







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Figure 3. Kouns house in an advertisement for Bishopric. (*The House Beautiful*, September 1924)

SEPTEMBER 1924 189

*Residence of CHAR. W. KOUNS, 141 Fifth Street, Topeka, Kansas.  
Architect: CLAUDE D. EMBRELLER.  
Bishopric Base under Bishopric Base on all exterior.*



*Apartment Building, 100 West 12th Street, New York City.  
Architect: F. L. SARA.  
Bishopric Base and Stucco on all exterior.*

### Bishopric Base Is to the Stucco, What the Foundation Is to the Structure

#### Bishopric Base an Enduring Foundation

Everything that endures must have a permanent foundation. Fifty feet underground is the foundation of Bunker Hill Monument. Unseen and unappreciated by the casual passer by year after year it supports, intact, the enormous mass of masonry rising above it. Such is the performance of Bishopric Base in providing a foundation for enduring stucco. Its dovetailed construction locks the stucco in an inverted wedge grip. Proof against moisture, heat and cold. Bishopric Base under stucco weathers the elements for generations unaffected by time and exposure.

#### Saves Labor and Materials


BISHOPRIC BASE under stucco, saves the homebuilder 30% — it does not take highly skilled labor to put on Bishopric Base, which comes in rolls, is quickly cut to size and can be nailed on by practically anyone. There is no waste, every foot being utilized. Besides this Bishopric Base saves 25% or more on stucco or plaster materials — First, the dovetail key construction requires less stucco or plaster; Second, the heavy fibre board backing prevents stucco or plaster from going through and dropping down the spacing between the inner and outer walls.

#### A Permanent Construction

BISHOPRIC BASE locks stucco or plaster in AN INVERTED WEDGE CLASP with a grip that holds for generations — is a non-conductor of heat and cold, insuring a more uniform temperature and greater living comfort — dampness cannot penetrate the ASPHALT MASTIC behind the treated wood strips.

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Figure 4. Early photograph of Kouns house. (*The Topeka State Journal*, 6 June 1925)



—Hamlin-Willard Photo.

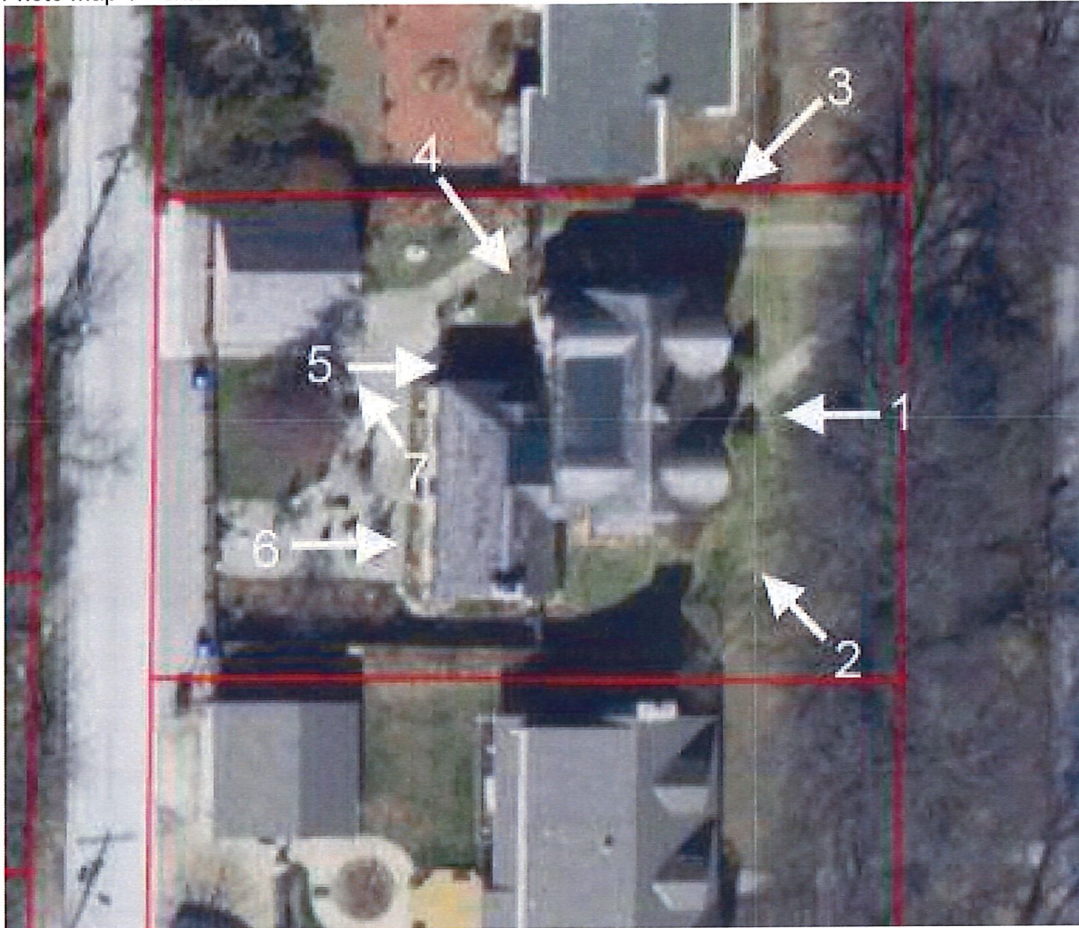
**Thatched roof English cottage owned and occupied by Charles W. Kouns, Jr.,  
at 1625 MacVicar.**



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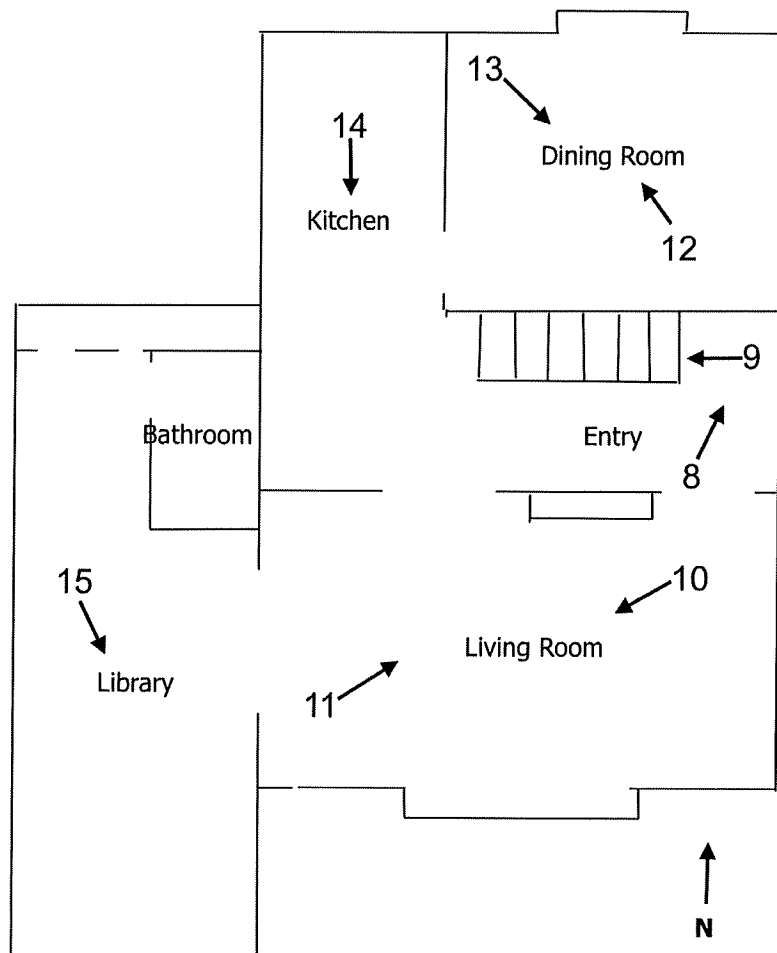
Figure 5. Photo map 1—exterior.



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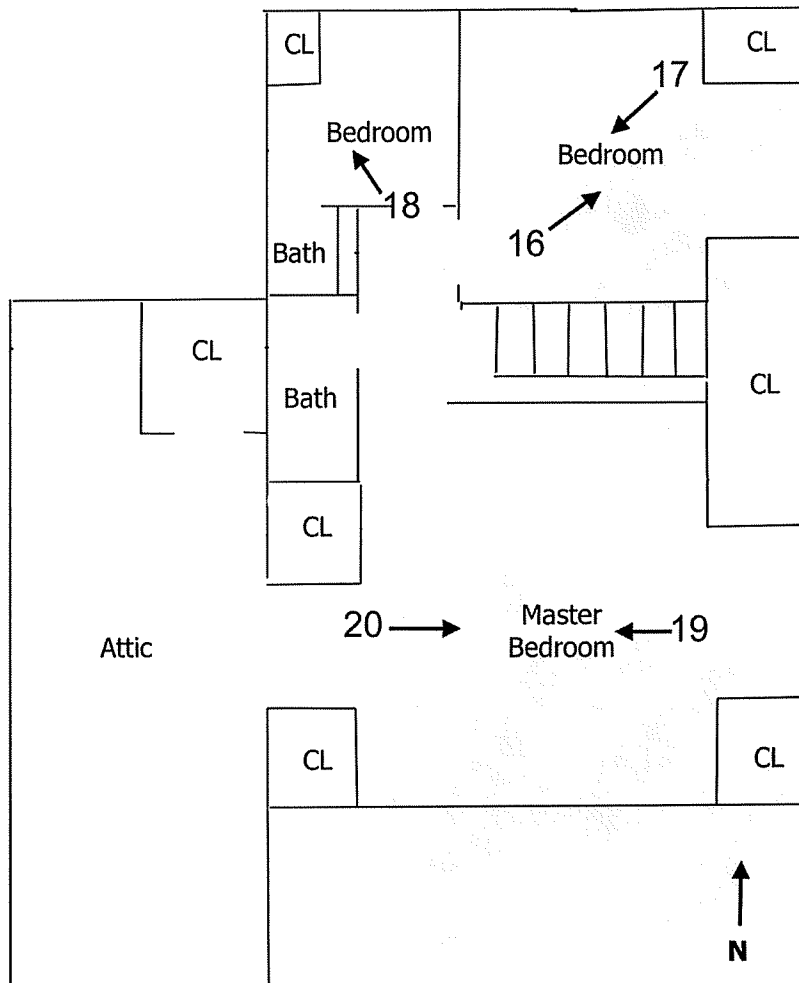
Figure 6. Photo map 2—1<sup>st</sup> floor. (Susan Jezak Ford, not to scale.)



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Figure 7. Photo map 3—2<sup>nd</sup> floor. (Susan Jezak Ford, not to scale.)



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Photograph 1.



Photograph 2.





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Photograph 3.



Photograph 4.



Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State

Photograph 5.



Photograph 6.





Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State

Photograph 7.



Photograph 8.

Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 9.

Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 10.



Photograph 11.



Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 12.



Photograph 13.

Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 14.



Photograph 15.



Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 16.



Photograph 17.

Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 18.



Photograph 19.



Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State



Photograph 20.





Kouns, Charles and Dorothy, House  
Name of Property

Shawnee County, Kansas  
County and State

**Owner**

Mark and Dona Nordstrom  
1625 SW MacVicar Avenue  
Topeka, KS 66604



**I. United States Department of the Interior  
National Park Service****National Register of Historic Places Multiple Property Documentation Form**

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

  x   New Submission            Amended Submission

**A. Name of Multiple Property Listing**

Historic Houses of the Garlinghouse Company in Topeka

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Plan Books in America, c. 1797-1950
- II. The L.F. Garlinghouse Company, c. 1906- c. 2002
- III. Garlinghouse Architectural Styles, c. 1906-1986

**C. Form Prepared by**

name/title Emily Lenhausen (editing by Kansas SHPO staff)

organization Rosin Preservation

date August 2019

street & number 1712 Holmes

telephone 816-472-4950

city or town Kansas City

state MO

zip code 64108

e-mail [emily@rosinpreservation.com](mailto:emily@rosinpreservation.com)

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.  
(See continuation sheet for additional comments.)

Signature and title of certifying official

Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action



## Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

### E. Statement of Historic Contexts

(if more than one historic context is documented, present them in sequential order.)

Plan Books in America, c. 1797-1950  
The L.F. Garlinghouse Company, c. 1906-2002  
Garlinghouse Architectural Styles, c. 1906-1986

### Page Numbers E 1-14

E 1-6  
E 7-14  
E 14-20

### F. Associated Property Types

(Provide description, significance, and registration requirements.)

The Garlinghouse Dwelling

### F 1-7

#### Subtypes:

The Garlinghouse Realty Company construction, 1906-1915  
Edgewood Park Neighborhood Dwellings  
Plan Book Dwellings pre-Depression Era, 1916-1930  
Plan Book Dwellings post-Depression Era, 1930-1945  
Plan Book Dwellings modern designs, 1945-1986

Historic District

### G. Geographical Data

### G 1

### H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

### H 1

### I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

Primary Sources  
Secondary Sources  
Newspapers

### I 1-4

I 1-1  
I 1-3  
I 3-4

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places  
Continuation Sheet**

Section number E Page 1

Historic Houses of the Garlinghouse Company in Topeka

In the Kansas territory, Topeka began as a small settlement in the mid-1850s. By the time Kansas became a state in 1861, Topeka was designated the Capital city with a population of around 700 citizens. The next three decades drastically changed the city and its development. By 1890, the population of Topeka was about 35,000 people, and within that period, over sixty-nine, neighborhood additions were platted.<sup>1</sup> Some areas to the west of the business district and Capitol building, like Potwin or Auburndale, were developed. At the turn of the century, there was another small period of growth and stability within the city's infrastructure and industry, and by 1910, over 43,000 people were living in the city.<sup>2</sup> Between 1920-30 Topeka annexed nine additional communities, and the open areas within city limits was filled with new neighborhood development. In the 1930s development slowed due to the recession and the economy in Topeka waned. It wasn't until the 1940s when Forbes airfield and Goodyear Tire and Rubber Company began that the city regained its footing.<sup>3</sup> L.F. Garlinghouse was part of this development with his first planned community called Edgewood in the greater Auburndale area. "By 1945, the company had sold over 600,000 house plans across the country."<sup>4</sup>

In 1906, Lewis Fayette Garlinghouse began his career in Topeka, Kansas. The Garlinghouse Realty Company originally bought and sold real estate in the city and its early suburbs. However, L.F. Garlinghouse soon expanded company operations and developed his first subdivision, Topeka's Edgewood Park. In 1916, L.F. Garlinghouse published his first plan book based on houses the company constructed in the Edgewood Park development. The book, *Bungalow Homes*, was widely successful, which inspired the company to produce several subsequent editions. During the following decades, the Garlinghouse Company became a national plan book supplier. Customers from across the country purchased plans produced in Topeka. As the twentieth century progressed, the firm published designs that followed popular architectural trends, including the Craftsman Bungalow and Colonial Revival styles and the Minimal Traditional and Ranch forms. Despite a brief sales reduction during the Great Depression, the company remained in business while many competitors dissolved. The firm remained a Topeka company until 1986, at which time it relocated to Connecticut. In 1983, Whitney Garlinghouse, grandson of L.F. Garlinghouse, said "his grandfather was a home builder in Topeka and he built about 800 houses here."<sup>5</sup>

**I. Plan Books in America, c. 1797-1950**

Plan books are a brochure or magazine that feature various house plans for construction. Often, they contain exterior and interior drawings that represent a particular or popular architecture style and design and are created by an architectural firm or company, like Sears and Roebuck. Instead of commissioning an architect to design a home, the plan book made simplified designs more accessible to the middle and working classes using reproduction and mailing. Early precedent for the plan book in America originates in the builders' handbooks of the mid-eighteenth century. Although popular in England since the mid-seventeenth century, builders' handbooks were not widely utilized in the United States until the mid-eighteenth century.<sup>6</sup> The handbooks available at the time were European imports and versions were not published in America until the last quarter of the eighteenth century.<sup>7</sup> These early American publications were reprints of existing English publications or collections of

<sup>1</sup> Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka.

<sup>2</sup> *Kansas Statistical Abstract, 2013, 48<sup>th</sup> Edition*. (Lawrence, Kansas: Institute for Policy and Social Research, 2014), 455.; Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka.

<sup>3</sup> Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka. p 14

<sup>4</sup> Ibid. p 27

<sup>5</sup> John Fischer, "Topeka Plans Provide Basis for Home Service. *"Topeka Capital Journal* (February 22, 1983):45.

<sup>6</sup> Dell Upton. "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800—1860. *Winterthur Portfolio*, Vol. 19, No. 2/3 (Summer-Autumn, 1984):109. <https://www.jstor.org/stable/1180972> (accessed 2 April 2019).

<sup>7</sup> Ibid.

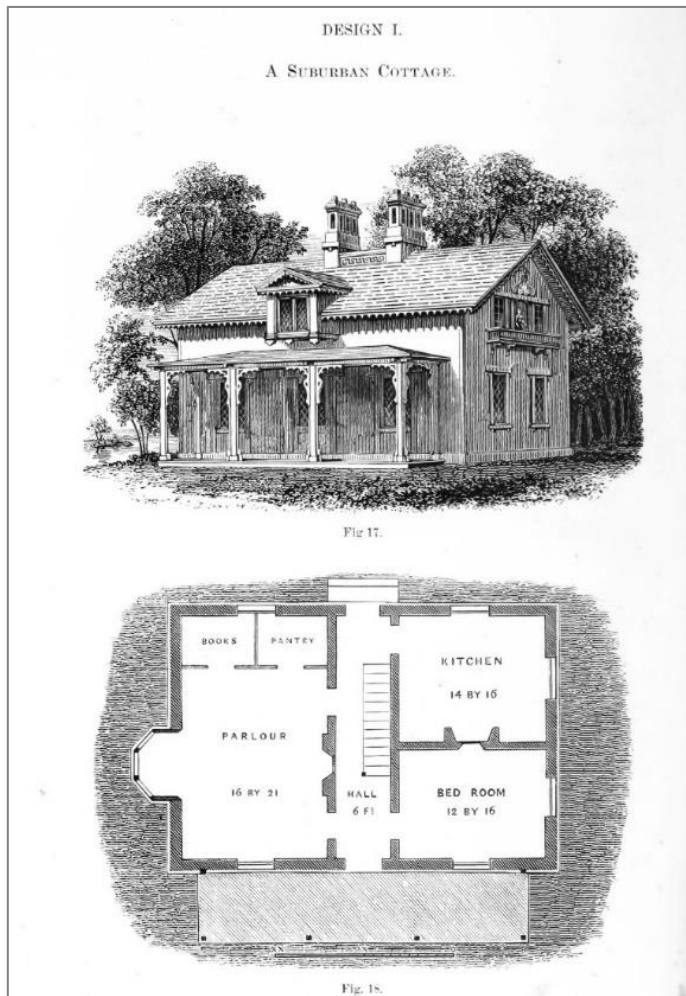
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Historic Houses of the Garlinghouse Company in Topeka

excerpts from them.<sup>8</sup> The first American-made builders' handbook was not published until 1797 when Asher Benjamin published *Country Builder's Assistant*. Builders' handbooks were written for professional builders and architects. Thus, they assumed the reader possessed, at minimum, basic carpentry, and design knowledge. Topics addressed in Benjamin's *Country Builder's Assistant* included detailed descriptions of classical column orders, complex joinery techniques, and the geometry of elliptical staircases.



**Figure 1: Typical Plate in Cottage Residences. Source: Alexander Jackson Davis and Andrew Jackson Downing, *Cottage Residences*, 1842 (1863 reprint).**

Alexander Jackson Davis's *Rural Residences*, published in 1838, signaled a transition from the builders' guides towards pattern books. Unlike builders' guides, pattern books were published for homeowners rather than carpenters and architects, and their content changed accordingly. Also called style books, pattern books published plates depicting popular trends in architectural design, which typically included elevations and simple floor plans. In contrast to builders' handbooks, pattern books were not utilitarian publications meant for technical applications. Rather, they served an inspirational, artistic purpose. *Rural Residences* emphasized romantic revival architecture in picturesque, semi-rural settings. Plans and elevations for cottages and villas were included, however they were not highly detailed or suitable to guide construction. Rather, they represented an attempt to influence architectural style trends. Essays expounding the stylistic features and benefits accompanied each design. Only four years later, Davis collaborated with his good friend Andrew Jackson Downing to publish *Cottage Residences* (1842). The book combined romantic revival architecture with elements inspired by the English countryside and heavily influenced the popularity of the Carpenter Gothic style (Figure 1).

Like other early pattern books, *Cottage Residences* was not meant to sell detailed, buildable plans but was rather intended to influence popular architectural trends and illustrate possibilities with readers advised to hire an architect to create individual plans. *Cottage Residences* and Downing's subsequent works sparked the widespread popularity of the pattern book in America.

This popularity was due in part to the author's use of imaginary, romantic settings that allowed the reader to envision the design in their specific location. Downing did not create site-specific designs, choosing instead to place them in generic, although romanticized, settings that allowed open possibility without referencing a specific locale. Pattern books remained popular through the antebellum period.

<sup>8</sup>Ibid.



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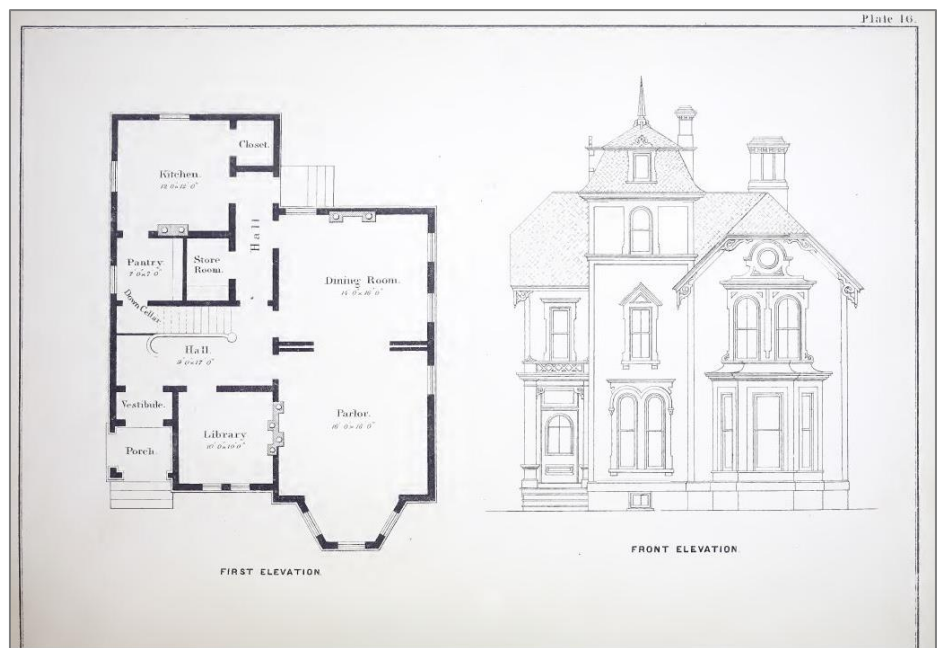
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Historic Houses of the Garlinghouse Company in Topeka

However, following the Civil War, pattern book popularity waned as authors sought alternative means to address the growing demand for housing, with two means emerging as the most popular. The first attempt was to adapt the earlier builders' handbook format to suit woodworking mill and local builder needs. The new builders' handbooks incorporated detailed designs for architectural components that could be produced using industrial mill technology.<sup>9</sup> These new books included plans and large-scale detailed plates that could be used as instructional material. Millworkers across the country learned how to create architectural components utilized in published designs. The adapted format provided builders with more comprehensive and detailed views of published plans and elevations, which, when combined with their existing knowledge, facilitated the construction of dwellings increasingly like designs published in pattern books.

Meanwhile, the pattern book format underwent minor alterations, illustrating the second means through which authors attempted to address increased housing construction demands. Post-Civil War pattern books contained many of the same elements as their antebellum precedents. Designs, essays expounding their merits, elevations, and plans remained popular content. However, increasingly complex details and cross sections joined them.<sup>10</sup> While they had served primarily as inspirational and taste-making documents during the antebellum period, pattern books post-Civil War took on an instructional function. They now included technical discussions and specifications which served to guide the homeowner in identifying quality construction. While the homeowner was still required to hire a builder, he could now oversee construction and ensure it matched the desired design. However, despite these new inclusions, pattern books still lacked the complete plans buyers wanted. In response to a growing demand for complete plans, the plan book entered the market.

*Modern American Architecture* by M.F. Cummings and C.C. Miller (1868) is recognized as one of the first American plan books. While the contents were primarily residential designs, the book also included several churches. Although it was published in response to customer demand for details, the illustrations included in *Modern American Architecture* were primarily simple plans and elevations. Room measurements were provided for most plans, and in some cases, a cornice or similar element was addressed; however the plates otherwise were not highly detailed (Figure 2). A skilled carpenter or builder could, using the given measurements and knowledge they already possessed, construct a similar building; however an exact copy was not feasible. Cummings and Miller



**Figure 2: Typical Plate from *Modern American Architecture*. Source: *Modern American Architecture*, Cummings and Miller, 1868.**

<sup>9</sup>James L. Garvin. "Mail-Order House Plans and American Victorian Architecture." *Winterthur Portfolio*, Vol. 6, No. 4 (Winter, 1981): 310. <https://www.jstor.org/stable/1180871> (accessed 1 April 2019).

<sup>10</sup>Ibid.

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published their intent when they stated “no details are given in the plates...but the plans and elevation may afford many valuable hints to anyone who proposes to erect a building of similar character and dimensions.”<sup>11</sup> *Modern American Architecture* jumpstarted plan book production with many individuals or firms soon producing their own. Although many plan books were described as “complete,” they did not offer complete buildable plans. Instead, they offered a complete understanding of the design from which the builder could then extrapolate. This would change with the advent of the mail-order plan business.

Catalogs with advertisements for plans or focusing on plans appeared in the late 1860s. However, the mail-order plan catalog did not become popular for nearly a decade.<sup>12</sup> In 1876, George Palliser of Bridgeport, Connecticut published *Palliser's Model Homes for the People*, often considered the first prominent mail-order-plan business catalog.<sup>13</sup> Like pattern books, *Palliser's Model Homes* contained plans and elevations for dwellings in architectural styles and vernacular forms popular at the time. Brief descriptions, listed benefits, and the estimated construction cost were included with each modest home design, with custom designs offered to the reader. However, Palliser expanded on the pattern book format and advertised full plans for each design, as well as custom plans, for purchase at a cost ranging from three to eighty dollars.<sup>14</sup> The catalog was well received, and in 1878, Palliser's brother Charles joined the firm when it published its second catalog.<sup>15</sup> Following the success of the Palliser brothers, many architects soon published their own plan books. Robert W. Shoppell published *Artistic Modern Houses of Low Cost* (1881) in cooperation with the Co-Operative Building Plan Association, while George F. Barber released *Modern Artistic Cottages*, alternatively known as *The Cottage Souvenir, Designed to Meet the Wants of Mechanics and Home Builders* (1885).

Although *Artistic Modern Houses of Low Cost* generally followed the plan book format established in *Palliser's Model Homes*, it had two significant differences. While Palliser offered custom designs to readers, Shoppell offered complete sets of working plans for any design included in his publication.<sup>16</sup> The price for each plan was prominently displayed along with the estimated construction cost and a brief description. Shoppell further differentiated his plan book through price. At twenty-five cents, *Artistic Modern Homes of Low Cost* was priced twenty-times less than *Palliser's Model Homes*, which sold for five dollars.<sup>17</sup> This marks a transition where the advertised plan, rather than the book, became the primary product. Until the late 1880s, authors earned most money associated with the plan book from royalties or from architectural services readers purchased after reading it.<sup>18</sup> The plan book became a catalog from which to select products (plans).

Residential plan books vastly rose in popularity during the late-nineteenth and early-twentieth centuries. While architecture was becoming an increasingly popular profession, it could not keep up with the demand for housing. Furthermore, the average homebuyer could not afford to hire an architect to custom design a house using popular trends of the time. Plan books, with their many designs, low cost, and ready availability were a welcome alternative. They were easily attainable, both physically and financially, and allowed the purchaser to participate

<sup>11</sup>M.F. Cummings and Charles Crosby Miller. *Modern American Architecture*, 1868. [digitized online] available from Internet Archive. <https://archive.org/details/modernamericanar00cumm/page/n10> (accessed 4 April 2019):9.

<sup>12</sup>Margaret Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930.” *Art Documentation: Bulletin of the Art Libraries Society of North America*, Vol. 11 (Spring 1992). <https://doi.org/10.1086/adx.11.1.27948411> (accessed 2 April 2019):17.

<sup>13</sup>*Ibid*

<sup>14</sup>Garvin, “Mail-Order House Plans and American Victorian Architecture,” 312.

<sup>15</sup>The firm, operating as Palliser, Palliser & Company continued to publish plan books until 1906. Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930,” 17.

<sup>16</sup>Daniel D. Reiff. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*. University Park, Pennsylvania: The Pennsylvania State University Press, 2010:110.

<sup>17</sup>Approximately six and one-hundred-twenty dollars respectively in 2019 currency. Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

<sup>18</sup>Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

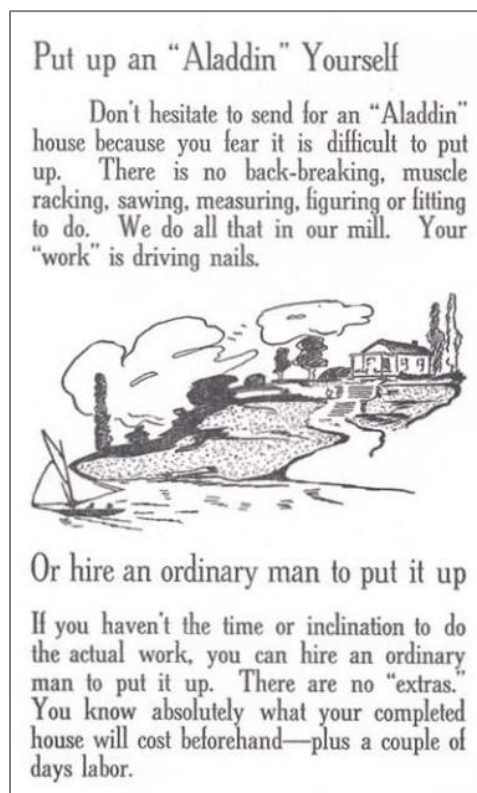
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in popular architectural trends that otherwise were reserved for the more wealthy or elite. Although plans advertised in plan books were characteristically modest in both size and complexity, they often incorporated popular architectural elements, although typically in restrained or simplified forms. The designs offered were simple enough for the common homeowner or local builder to construct and plan books were marketed directly to homeowners in many cases. The owner could buy the design and then follow the plans using common tools, materials, methods. As demand grew, many firms entered the plan book market. The Aladdin Company, the Radford Architectural Company, and Sears became major suppliers.



**Figure 3: Inside cover of “Aladdin Knocked-Down Houses” advertising the ease of construction. Source: Aladdin Company. Aladdin Knocked-Down Houses. Bay City, Michigan: North American Construction Co. 1908.**

Brothers Otto and William Sovereign founded the Aladdin Company in Bay City, Michigan in 1906. They published their first catalog, *Aladdin Knocked-Down Houses*, two years later. The Aladdin Company marketed its plan books directly to the homeowner and placed a heavy emphasis on easy construction (Figure 3). Unlike most other plan books published at the time, Aladdin offered “kits” or packages of plans coupled with pre-cut and milled elements which a homeowner could use to complete construction with ease. In 1908 Aladdin asserted there was “no experience or mechanical skill needed to put together Aladdin Knocked-Down Houses, and no tool but a hammer.”<sup>19</sup>

The Radford Architectural Company in Riverside, Illinois, published *The Radford Ideal Homes: 100 Houses* in 1903. As the title suggested, this publication offered one hundred designs for low and mid-priced dwellings each priced at five dollars per set.<sup>20</sup> Savings in money and time were advertised as key Radford plan benefits while the firm also advertised free duplicate plans, specifications, and signed affidavits for use in insurance settlements should a home built using Radford plans be destroyed.<sup>21</sup> Reversed and custom plans were available for an additional fee. Radford Architectural Company plan books remained popular with American home builders for over two decades. However, the firm ceased publication during the mid-1930s.<sup>22</sup>

Already a household name, Sears, Roebuck, & Company expanded their product line to include plan books in 1908 with *Book of Modern Homes and Building Plans*. In contrast to many other companies that typically distributed their plan books within a specialized or localized range, Sears distributed their plan books nationwide.<sup>23</sup> The plan books were free, and each typically offered approximately twenty plans from which the

<sup>19</sup> Aladdin Company. *Aladdin Knocked-Down Houses*. Bay City, Michigan: North American Construction Co., 1908. [digitized online] available from Clarke Historical Library, Central Michigan University [https://www.cmich.edu/library/clarke/ResearchResources/Michigan\\_Material\\_Local/Bay\\_City\\_Aladdin\\_Co/Documents/1908\\_annual\\_sales\\_catalog.pdf](https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Documents/1908_annual_sales_catalog.pdf) (accessed 5 April 2019).

<sup>20</sup> Equivalent to \$143.62 in 2019 currency.

<sup>21</sup> Radford Architectural Company. *The Radford American Homes: 100 House Plans*. Riverside, Illinois: Radford Architectural Co., 1903 [digitized online] available from Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=njp.32101067659027;view=1up;seq=5> (accessed 3 April 2019):8.

<sup>22</sup> Likely as a result hard economic times during the Great Depression.

<sup>23</sup> Amanda Cooke and Avi Friedman. “Ahead of Their Time: The Sears Catalogue Prefabricated Houses.” *Journal of Design History*, Vol. 14, No.1 (2001) <https://www.jstor.org/stable/3527272> (accessed 2 April 2019):54.



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Historic Houses of the Garlinghouse Company in Topeka

homeowner could choose.<sup>24</sup> Complete plans, including material lists and labor estimates, were available for order and at minimal cost. Purchasers of the plans were also offered special price reductions on building materials from Sears.<sup>25</sup> In conjunction with plans, Sears also sold the millwork, mechanical systems, and hardware needed to construct its designs. Framing lumber still required a local purchase; however, this changed in 1911 when Sears acquired lumberyards and mills.<sup>26</sup> Customers could then order all required building materials from the company. In 1915, Sears introduced "Ready Made Houses," which were advertised as both portable and easy to assemble or disassemble. These houses were small, with only three to five rooms, and marketed as summer or vacation homes.<sup>27</sup> Shortly after, in 1918, the company began offering pre-cut and fitted lumber for over half of all Sears house plans.<sup>28</sup> The lumber was numbered and corresponded to annotated plans to facilitate construction. At this time, Sears stopped selling blueprints separately and transitioned from plan books to the "kit house" model it is most known for.<sup>29</sup> Sears kit house production remained high until the Great Depression and resulting economic hardship significantly reduced sales. In 1934, the company liquidated the home construction department and left the market completely in 1940.<sup>30</sup>

Although some plan book companies, including Aladdin and Topeka's Garlinghouse, were able to survive the Great Depression, their sales were significantly reduced in the aftermath. Plan books fell out of wide-spread popularity following World War II, when large scale housing construction increased the available, affordable housing stock.<sup>31</sup> The Aladdin Company continued to produce plan books selling their "Redi-Cut" homes through the mid-twentieth century, however, sales continually declined, due in part to consumer antipathy towards prefabricated housing. Post-World War II, a glut of prefabricated housing entered the market. While typically affordable and relatively quick to construct, portions of prefabricated housing often did not meet the standards of durability, size, and style consumers were accustomed to.<sup>32</sup> This negative connotation became associated with prefabricated housing in general. By 1946, a *Fortune* magazine survey reported only 16 percent of survey respondents desired a prefabricated house while 33 percent would only choose prefabricated housing if no other suitable options were available.<sup>33</sup> Mid- and late-twentieth century Aladdin catalogs pointedly emphasized their "Redi-Cut" homes were not prefabricated, illustrating the company's attempt to distance itself from negative consumer connotations. However, sales continued to decline, and the firm ceased operations in 1981.<sup>34</sup> In contrast, the Garlinghouse firm maintained suitable sales throughout the twentieth century and continued to produce plan books.

<sup>24</sup>Reiff. *Houses from Books*, 185.

<sup>25</sup>Reiff. *Houses from Books*, 186. Sears offered plans at essentially no cost to induce building material purchases.

<sup>26</sup>Ibid, 187.

<sup>27</sup>Ibid, 189. 189

<sup>28</sup>Ibid, 190.

<sup>29</sup>Ibid, 191,

<sup>30</sup>Cooke and Friedman, "Ahead of Their Time: The Sears Catalogue Prefabricated Houses," 68.

<sup>31</sup>Culbertson. "Mail-Order House and Plan Catalogs in the United States, 1876-1930," 17.

<sup>32</sup>Cooke and Friedman, 68.

<sup>33</sup>Elmo Roper, 'Fortune Survey', *Fortune*, vol. 33, no. 4, April 1946:275.

<sup>34</sup>Clarke Historical Library. "Aladdin Company of Bay City." Central Michigan University (2001).

[https://www.cmich.edu/library/clarke/ResearchResources/Michigan\\_Material\\_Local/Bay\\_City\\_Aladdin\\_Co/Pages/default.aspx](https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Pages/default.aspx)  
(accessed 5 April 2019).

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Continuation Sheet**

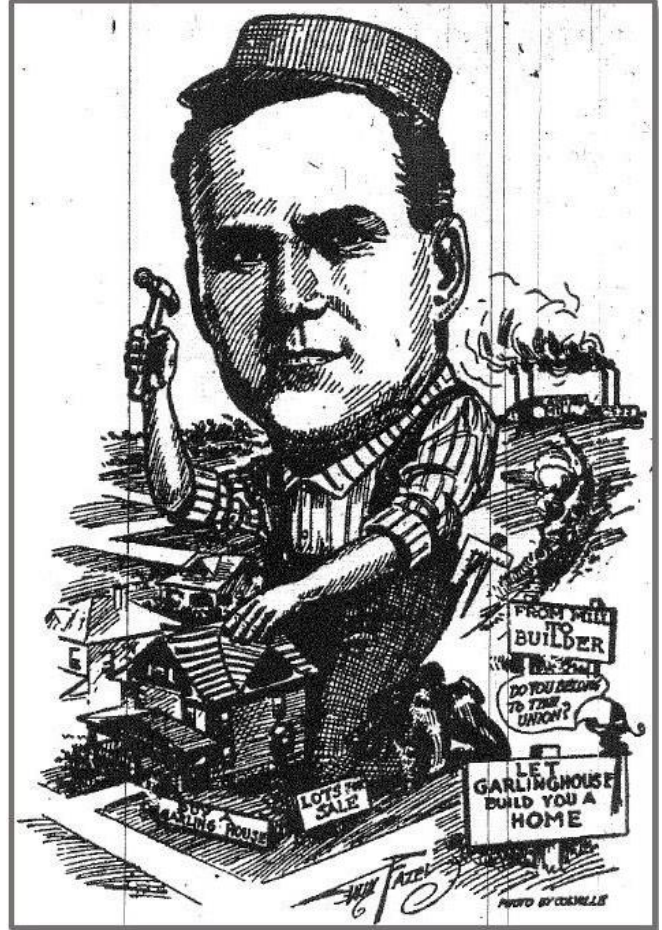
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Historic Houses of the Garlinghouse Company in Topeka

**II. The L.F. Garlinghouse Company, c. 1906- c. 1986**

*L.F. Garlinghouse Realty and Development, 1906- c. 1916*  
Lewis Fayette (L.F.) Garlinghouse was born March 8, 1879, on a farmstead approximately five miles southeast of Topeka, Kansas.<sup>35</sup> He attended Baker University in Baldwin City, Douglas County, Kansas for two years before transferring to Washburn University in Topeka where he graduated from Washburn Law School.<sup>36</sup> L.F. Garlinghouse married Katherine Fogwell in 1907. The pair had two sons, Wendell and Francis, whom both later served as officers in the Garlinghouse firm. Lewis Fayette Garlinghouse died December 5, 1965, in Topeka, Kansas.

Although L.F. Garlinghouse received a degree in law, he did not establish a law career and instead chose to enter Topeka's real estate industry. In 1906, he opened his first realty office in Topeka, Kansas.<sup>37</sup> The young firm operated primarily in the Topeka area at this time, with sales both within city limits and the surrounding rural vicinity.<sup>38</sup> Almost immediately after establishing the Garlinghouse Realty Company (Garlinghouse), L.F. Garlinghouse sought to expand its reach through diversifying its services. Advertisements for the firm published in local newspapers at the time advertised not only realty but building services as well. One 1906 advertisement stated that Garlinghouse would "not only sell you a house but build one too," and represents the early beginnings of the firm's custom design business.<sup>39</sup> As the Garlinghouse Company sought to expand its design services, it hired its first designer. Early advertisements implored Topeka area residents to "Buy a Garling House [sic]" or to "Let Garlinghouse Build you a home" (Figure 4).



**Figure 4: Early Garlinghouse Company advertisement, 1911. Source: Topeka Daily Capital, 10 July 1911.**

Iva G. Lieurance (1886-1956) was born November 22, 1886, in Tecumseh, Shawnee County, Kansas. Described as having "a natural gift" for home design, she began working for the Garlinghouse Company on January 1, 1907, where, at only seventeen years old, she was "at once in charge of the design and plan department."<sup>40</sup> Lieurance worked as the Garlinghouse firm chief designer throughout her life and was responsible for all designs

<sup>35</sup>John Daniel Bright. *Kansas: The First Century, Volume III*. New York: Lewis Historical Publishing Co., 1956:239.

<sup>36</sup>*Who's Who in and Around Topeka*. Kansas City, Missouri: Continental Publishing Co., 1926:89.

<sup>37</sup>Bright, 239.

<sup>38</sup>*Ibid.*

<sup>39</sup>Douglass W. Wallace. "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz and Jeanne C. Mithen. Shawnee County Historical Society Bulletin No. 83 (December 2008):14.

<sup>40</sup>Garlinghouse Advertisement, *Sunday Capital* (March 22, 1925).

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in the *Bungalow Homes* series as well as other Garlinghouse plan publications.<sup>41</sup> Drawing inspiration from her travels throughout the United States as the Garlinghouse Company designer, Lieurance created designs in multiple architectural styles; however, she used the same method for all her designs.<sup>42</sup> The first step in Lieurance's process was to identify an existing building in a desirable style. She then took photographs of the building's primary elevation to serve as a reference, with secondary elevations included as needed. When possible, Lieurance and her assistant recorded the building's measurements. When not feasible, she utilized standard element dimensions to extrapolate exterior measurements. She used a similar process to design the building's interior plan. Using typical interior floor plans for a given building size and style, as well as the placement of windows and doors, Lieurance inferred the likely plan. Draftsmen then drew the building's exterior while Lieurance drew the floor plan. They did not complete plans until a customer placed an order. Once ordered, they completed the plans in thirty days or less.<sup>43</sup>

Lieurance's process was like many used in the plan book industry during the early twentieth century. Until 1919, Sears acquired its house designs from individual architects or other plan catalogs. They then modified the designs for inclusion in their own catalogs. The designs were subsequently published under the Sears name.<sup>44</sup> On at least one occasion, a competitor admitted to using a process near identical to that used for Garlinghouse Company plan books. In their 1919 catalog *West Coast Bungalows*, E.W. Stillwell stated the following:

we have combed the county for the very best designs and have increased the variety of our offerings by including some of these with our own. For those designs not originated by us we have made new and, we believe, better interior floor plans. Exteriors have been carefully kept in complete conformity with the illustrations.<sup>45</sup>

In her analysis of the mail-order house and plan book industry in the United States, Margaret Culbertson notes this practice was especially prevalent during the early twentieth century as entrepreneurs replaced individual architects as the main plan book producers.<sup>46</sup> In some cases, the same house appeared in catalogs produced in association with entirely separate firms.<sup>47</sup>

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<sup>41</sup>Bungalow Homes (5<sup>th</sup> Edition, 1924) (*Figure 7*) lists an architect and draftsman in addition to designer Lieurance. Later interviews state draftsmen drew the plan exteriors; however, the role of the architect is unknown. Lieurance was given all design credit in Garlinghouse publications.

<sup>42</sup>The following description of Lieurance's design process was provided by former Garlinghouse draftsman Bernard C. Wanner in a 2004 interview with Max Movsovitz and Douglass Wallace. Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

<sup>43</sup>Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

<sup>44</sup>Cook and Friedman, 19.

<sup>45</sup>E.W. Stillwell. *West Coast Bungalows*. Los Angeles, California: E.W. Stillwell & Company, 1919:2. Republished as *West Coast Bungalows of the 1920s*. Mineola, New York: Dover Publications, Inc., 2006:1.

<sup>46</sup>Culbertson, 18-19.

<sup>47</sup>Ibid.



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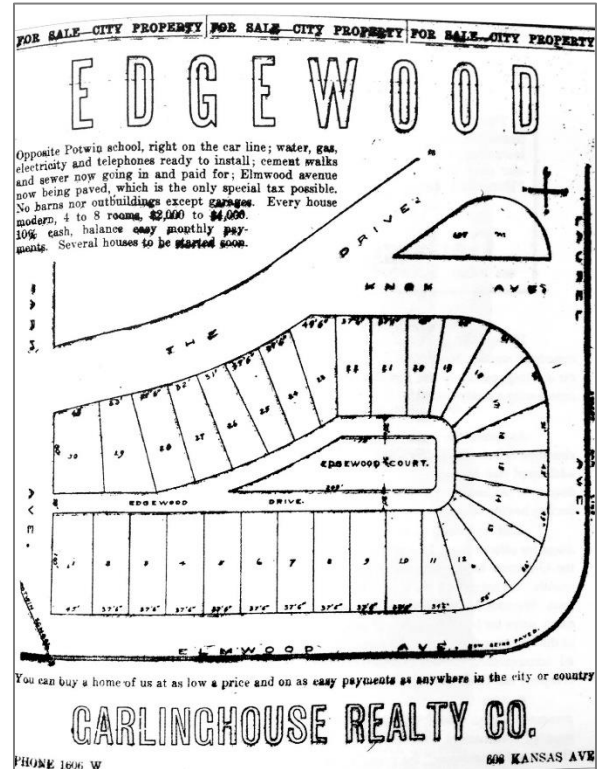
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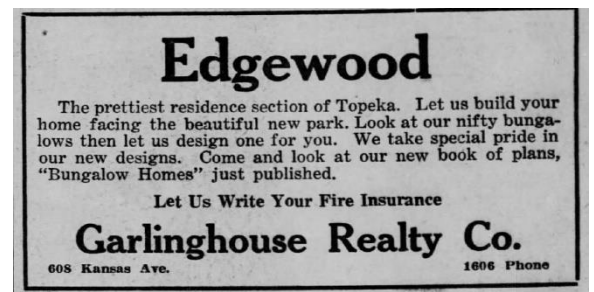
Historic Houses of the Garlinghouse Company in Topeka

L.F. Garlinghouse chose to start his operation at a fortuitous time. During the late-nineteenth century, Topeka experienced significant growth in population from approximately 5,000 residents in 1870 to 35,000 in 1890, sparking a building boom of residential resources designed to meet the rising demand for housing.<sup>48</sup> At the end of the nineteenth century and into the early twentieth century, development expanded westward from the commercial core with multiple new plats filed. Developers and property owners filled these new plats with residential subdivisions. Garlinghouse Realty Company (Garlinghouse) acquired the Edgewood Park plat c. 1910 and in 1913 platted thirty-one residential lots on an irregular block bound by 1<sup>st</sup> Street on the north, Elmwood Avenue on the east, 2<sup>nd</sup> Street on the south, and The Drive on the west.<sup>49</sup> On these lots, Garlinghouse established its first speculative development, the Edgewood Park subdivision (*Figures 5-6*). When completed, the subdivision had twenty-seven residential lots, each containing a single-family dwelling.<sup>50</sup> The Edgewood Park development dwellings were primarily one-and-one-half story bungalows of modest size on uniform lots, a stark contrast to the large Victorian dwellings in the adjacent Potwin Place neighborhood.<sup>51</sup>

The Edgewood Park development marked a significant point in the firm's business operations. Although Garlinghouse had been active in Topeka's real estate market since 1906, the Edgewood Park development represented the firm's first significant foray into design and construction. Although the firm had offered these services previously, it did so on single customer demand only. In contrast, the Edgewood Park development was speculative in nature and significantly larger in scale. The development was a showcase for the company's design and construction capabilities. In addition to houses in Edgewood Park, the Garlinghouse Company designed and constructed dwellings in several Topeka neighborhoods during the early twentieth century. The streets that bound the west and south sides of the greenspace named Edgewood Park, a public park immediately west of the Garlinghouse subdivision of the same name, also contain a large concentration of homes attributed to the Garlinghouse Company. Many of the designs were featured in the company's first plan book, *Bungalow Homes*.



**Figure 5: Garlinghouse Realty Co. Edgewood Park advertisement. Topeka Daily Capital, June 1, 1913.**



**Figure 6: Garlinghouse Realty Co. Edgewood Park advertisement. Source: Topeka State Journal, August 26, 1911.**

<sup>48</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, National Register of Historic Places Nomination Form, "College Avenue Historic District, (Kansas City, Missouri, 2006), 72.

<sup>49</sup> Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19.

<sup>50</sup> Although there were originally thirty-one narrow lots, parcel lines were drawn to provide adequate space to construct a dwelling. Thus, there are twenty-seven parcels in the subdivision. Each parcel contains a single dwelling.

<sup>51</sup> The Potwin Place Historic District was listed in the National Register of Historic Places in 1980.

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*Garlinghouse Plan Books and the Early Twentieth Century, c. 1916-1945*

Published in 1916, *Bungalow Homes* consisted of twenty-five designs spread over forty pages and available through mail order. Most designs were based on dwellings Garlinghouse Realty had already built, including the bungalows in Edgewood Park. Garlinghouse plan books heavily emphasized the designs' suitability, attractiveness, and affordability. The plan book sold for \$1.50 and included reduced blueprints representing interior plans as well as exterior images. Prices ranged from five to ten dollars per design and comprised complete blueprints, including built-ins when necessary, for the builder's use.<sup>52</sup> Duplicate sets were offered at half-price. Just as it had in local newspapers, the firm also used *Bungalow Homes* to advertise its custom-design services. If none of the publication's designs suited a prospective buyer, Garlinghouse offered custom designs by designer Iva G. Lieurance at a cost of five dollars per room.

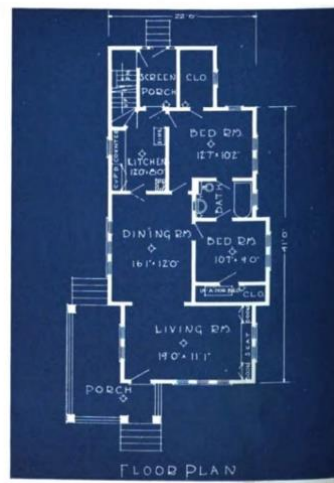
Trouble will meet you half way  
unless you have our detailed plans.



EXTERIOR NO. 405

No. 405. A well designed inexpensive and very artistic bungalow. The in-a-dor bed in the bed room closet makes it quite possible to use this room as a den or sewing room. The roof coming down low over the porch makes a very attractive exterior.

Complete plans as shown or reversed and specifications, \$10.



FLOOR PLAN NO. 405

**Figure 7: Garlinghouse plans often emphasized their low cost while highlighting their convenient features. Plan No. 405 features an “artistic” bungalow with a space-saving in-a-dor [sic] bed. Source: *Bungalow Homes*, Second Edition (1920):38.**

Lieurance designed primarily modestly sized single-family dwellings, which appealed to a rising middle class due to their affordability, practicality, and simple beauty.<sup>53</sup> The success of *Bungalow Homes* in 1916 spurred multiple successive editions. The subsequent editions featured an expanded set of designs, and continued to exhibit the qualities characteristic of Garlinghouse designs including practicality, affordability, and convenience (*Figure 7*). In *Bungalow Homes: Enlarged Second Edition* (1920) the firm described its designs:

The bungalows we design are compact and simple. No space is wasted and there is no loss of material or money in needless and impracticable features. We have carefully studied the needs of the home owner [sic], and by long experience in bungalow building we are enabled to combine convenience and economy in the designs which make up this book...Styles for every purse and taste are represented in our selections for this book. In fact, these bungalows meet every requirement of the practical home builder.<sup>54</sup>

<sup>52</sup> Equal to \$115-\$230 in 2019 currency. Wallace. “The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail,” 17.

<sup>53</sup> Although most designs were for single-family dwellings, Garlinghouse plan books did include small scale apartment and commercial buildings on occasion.

<sup>54</sup> The Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920:1.

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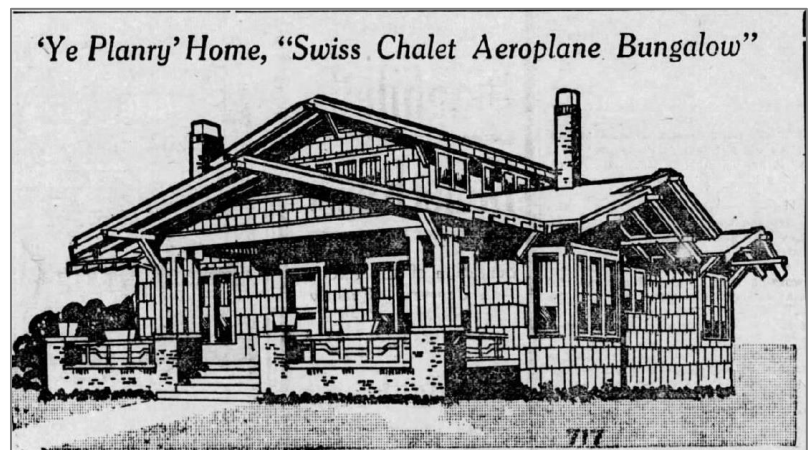
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As the early twentieth century progressed, Garlinghouse continued to emphasize the affordability and practicality of its designs while offering an increasingly greater variety. Following *Bungalow Homes*, Garlinghouse introduced designs of different styles including Colonial, Tudor, and Mediterranean/Spanish revivals that were becoming popular with the firm's middle-class customers. As the firm expanded its plan book offerings and became increasingly centered on design services, it scaled back its real estate operation. When the Great Depression threw the nation into financial chaos in 1929, Garlinghouse adapted its business model. In 1932, the firm abandoned its real estate and construction business entirely in favor of its design production department.<sup>55</sup> Although the firm's business was significantly reduced during the Great Depression, this adaption allowed Garlinghouse to weather the crisis while other firms folded. While most of the increased economic activity in the later years of the Depression was war-related, many areas experienced a housing shortage as defense workers and soldiers returning from war looked for housing. In 1944, the company sold approximately 600,000 plan books and an additional 10,000 complete plan sets.<sup>56</sup> Sales occurred both within the United States and internationally, including shipments to American troops serving overseas.

*Garlinghouse and the Airplane Bungalow*

Resources attributed to the Garlinghouse firm are found throughout Topeka and the surrounding region. The Garlinghouse Company left a unique mark on Topeka's residential architecture through its distinct version of the bungalow dwelling. With its low, horizontal emphasis and simplified exterior, the bungalow was a strong contrast to high-profile Victorian-era dwellings which placed emphasis on verticality and a complex exterior. Reduced size and complexity translated to reduced costs while the condensed plan allowed for siting on smaller lots.



Consequently, the bungalow was aptly suited to America's working and middle-class neighborhoods. As the bungalow gained popularity, multiple variations emerged. The airplane (formerly "aeroplane") bungalow was first popularized in 1916 on America's west coast, particularly in California where it was widely adopted.<sup>57</sup> The airplane bungalow retains the character-defining features associated with the traditional bungalow with two primary alterations. The airplane bungalow places emphasis on flying eaves and an elevated sleeping porch which extends from the center of the dwelling in the California examples (*Figure 8*).<sup>58</sup> Although many firms published designs for the west coast airplane bungalow variety, the variation found in Topeka was rare outside of Garlinghouse publications.<sup>59</sup>

**Figure 8: Typical west coast airplane bungalow c. 1916. Source: Hutchinson News, December 2, 1916:10.**

<sup>55</sup>Helen Morrison, "Local Firm Nation's Largest Designer of Postwar Homes." Topeka Daily Capital (August 5, 1945).

<sup>56</sup>Ibid.

<sup>57</sup>Clay Lancaster. "Design Elements in American Architecture." *American Quarterly*, Vol. 8, No.3 (Autumn, 1956)<https://www.jstor.org/stable/2710208> (accessed 4 April 2019):214.

<sup>58</sup>Ibid. "Flying" eaves are broad eaves with a slight upward turn and which subtly reference traditional Japanese architecture.

<sup>59</sup>Douglass W. Wallace, "The Airplane Bungalow: A Topeka Original" in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):53.



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The Garlinghouse airplane bungalow is a one-story single-family bungalow style dwelling. It has a front gabled or hipped roof and an upper level sleeping porch. Distinct from the west coast version, the Garlinghouse airplane bungalow exhibits a unique *rear* sleeping porch design for which the firm is known. The sleeping porch rises slightly above the primary roofline and is typically full-width. Like the west coast version, the Garlinghouse airplane bungalow sleeping porch historically featured fenestration and screening at all elevations to facilitate ventilation and airflow. The dwelling at 200 Northwest Knox Avenue in Topeka represents a typical Garlinghouse airplane bungalow (*Figure 9*).

Plans for the airplane bungalow appeared in Garlinghouse publications between 1916 and 1936. However, the firm constructed several in its Edgewood Park development c. 1915.<sup>60</sup> Although the type was included in Garlinghouse publications until 1936, few were built past that year. It is around this time that the bungalow fell out of favor nationwide. While the airplane bungalow exists elsewhere, the Garlinghouse variety is rarely found outside Topeka or the city's regional vicinity. It is distinctive to the local firm and communicates associations with its early twentieth-century activities as the Garlinghouse Company flourished.



**Figure 9: Garlinghouse airplane bungalow, 200 NW Knox Avenue, Topeka., front and rear views. Source: Brad Finch, 2019.**

*Garlinghouse Plan Books in World War II and Beyond, c. 1945-2000*

The end of World War II ushered in an era of economic prosperity that brought business back for Garlinghouse. The post-war construction boom offered significant opportunities for the firm to capitalize on increased demand for affordable, middle-class, single-family housing. Garlinghouse publications began to include modern home designs popular with middle-class America, including the ranch and split-level forms. To sell the mid-twentieth century middle-class American dream of homeownership to an increasingly large demographic, the company published plan books such as *De Luxe Small Homes* and *New American Homes*. By offering plans only, rather than kits or assemblies like some of its competitors, Garlinghouse did not shoulder high production costs and could offer its product at a substantially lower rate. With limited costs and a design selection that met consumer demands, the Garlinghouse Company was advantageously situated and once again expanded its offerings to take advantage of strong economic conditions. The Garlinghouse Company published plan books for vacation homes, income properties, and lawn and garden design in addition to dwelling designs. Garlinghouse now offered solutions for its customers' every want and need.

Postwar Garlinghouse designs were positively received. On August 5, 1945, the *Topeka Daily Capital* declared "visions of the perfect postwar home...have built a Topeka home-planning firm into the largest in the United

<sup>60</sup>Many of the Edgewood Park airplane bungalows are extant. Examples can be found on Southwest Edgewood Avenue between Southwest 2<sup>nd</sup> Street and West 1st Avenue.

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States today.”<sup>61</sup> While the firm conducted business internationally, the Topeka area and Kansas City region remained its largest markets.<sup>62</sup> Among purchased plans, the “rambling ranch” proved to be the most popular architectural style among customers overall, although other styles were preferred in specific localities.<sup>63</sup> Most plans sold were for medium-sized dwellings with five to seven rooms and cost between \$7.50 and \$30.00, reflecting the firm’s continued popularity with the middle class.<sup>64</sup>

In addition to adapting its design selection to meet customer needs, Garlinghouse also modified its publication methods to better appeal to the modern consumer. Since its inception, the firm’s design and plan business operated on a mail-order basis. However, during the mid- to late-twentieth century, it modified its practices to include additional methods. By the early 1980s, Garlinghouse customers could access its products in four formats: bound publications of designs called the “Garlinghouse Home Plans Guide” at newsstands, home design books at bookstores, mail order plans in national magazines, and through a syndicated advertising column published in nearly one hundred newspapers nationwide.<sup>65</sup> Later, as internet access became more common, Garlinghouse began to offer digital orders.

Garlinghouse remained a Topeka-based company until 1986. At that time, the company relocated a significant portion of its operations, including administration and business offices, to Middletown, Middlesex County, Connecticut. Whitney Garlinghouse, the grandson to L.F. and at that time president of the Garlinghouse Company, cited a high volume of work in the nearby New York area as the motive for the move.<sup>66</sup> Although the administrative and business offices were moved, some operations remained in Topeka including the drafting, design, printing, and shipment departments.<sup>67</sup> It was not until 2002 that the company left Topeka, and the state, entirely. The company has since merged, dissolved, or reincorporated in several northeastern states. By 2018, the firm again moved, this time to its current location in Beaufort, Beaufort County, South Carolina where it operates as “Family Home Plans.”

*Local Competitors in the Twentieth Century*

Garlinghouse was not the only Topeka-based company offering home plans in the twentieth century. Like Garlinghouse, George L. Bailey first entered the Topeka housing market in the early-twentieth century. In 1922, Bailey and his brother L.C. Bailey advertised their Gage Front development in local papers.<sup>68</sup> Within ten years, George L. Bailey established another development which he named Elmlawn. At Elmlawn, Bailey constructed approximately forty single-family homes in twelve styles.<sup>69</sup> These twelve styles were featured in his plan book, *Heading Homeward*. This book included typical plan book features including elevations, floor plans, and brief descriptions. However, it also included home financing information referencing the newly formed Federal Housing Administration.<sup>70</sup> Unlike Garlinghouse publications, *Heading Homeward* appeared to gain little traction, and the company did not produce subsequent editions or publications.<sup>71</sup>

<sup>61</sup>Helen Morrison, “Local Firm Nation’s Largest Designer of Postwar Homes.” *Topeka Daily Capital* (August 5, 1945).

<sup>62</sup>Ibid.

<sup>63</sup>Examples include the Cape Cod on the Atlantic coast and the California Monterey on the West Coast. Ibid.

<sup>64</sup>This equates to approximately \$107-\$426 in 2019 currency. Ibid.

<sup>65</sup>John Fischer, “Topeka Plans Provide Basis for Home Service.” *Topeka Capital Journal* (February 22, 1983):45.

<sup>66</sup>“Home Plans Company Relocates Office.” *Topeka Capital Journal* (July 6, 1986).

<sup>67</sup>Ibid.

<sup>68</sup>“The Building Wave is Here,” *Topeka Daily Capital* (April 2, 1922):6; “Topeka’s New Restricted Addition: ‘Gage Front’” *Topeka State Journal* (May 10, 1922):11

<sup>69</sup>Douglass W. Wallace, “Local Competition: Other Topeka Home Plan Companies,” in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):67.

<sup>70</sup>Ibid.

<sup>71</sup>Ibid.

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Wilson L. Hadley opened his “Better Homes Store” home furnishing store c. 1940 in Topeka.<sup>72</sup> The store sold home furnishings including furniture, appliances, and materials such as flooring. Following World War II, the Better Homes Company began publishing plan books in an attempt to capitalize on the active housing market. Their first plan book, *Peacetime Model Homes*, featured single-family homes in styles popular with returning soldiers and their families. In 1946, the Better Homes Company introduced *Modern Homeways*, a magazine that included articles on home types, features, and modern conveniences available to home buyers.<sup>73</sup> An associated publication, *Planning & Financing Your Home*, featured columns advising readers to explore available home financing options as well as advertisements for manufacturers, builders, insurance, and mortgage companies. Like Bailey’s *Heading Homeward*, Hadley’s publications were short-lived. The Better Homes Company does not appear to remain in the publishing business past the mid-1950s.<sup>74</sup>

**III. Garlinghouse Architectural Styles, 1906-1986**

Garlinghouse plan books included a variety of architectural styles and forms. Most of the plans published in early editions were versions of the bungalow plan and the American Foursquare or National Folk form plan. In the 1930s, the Garlinghouse Company expanded its plan book portfolio when it introduced a new series. The new series incorporated plans that conformed to national housing trends. Historical Revival styles and Minimal Traditional forms were most common. In the post-war era, Garlinghouse plan books featured Ranch forms. As the twentieth century progressed, Garlinghouse introduced specialty catalogs such as *Masonry Homes* (c. 1955) or *Homes for Narrow Lots* (c. 1955) which focused on specific design elements rather than the style or form as a whole. An architectural analysis of surveyed Garlinghouse resources in the City of Topeka and early published plan catalogs identified several common architectural styles and building forms.<sup>75</sup> All of the styles below were found within the cultural resources survey, *Historic Garlinghouse Resources of Topeka, KS 1910-1960* (2019, Rosin Preservation), and are attributed to Garlinghouse himself, or the Company.

*The Craftsman Bungalow*

The Craftsman style was popular in American residential design from c. 1905 through 1930. The style evolved from the early designs of Charles Sumner Greene and Henry Mather Greene, who practiced architecture in California from 1893 to 1914. The Greenes designed both elaborate and simple bungalow houses inspired by the English Arts and Crafts movement as well as Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or battered piers. Eighty-nine examples of the Craftsman/Bungalow style were documented in the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* survey (2019), making it the most common style identified. The prevalence of the Craftsman style in Garlinghouse Company designs correlates to its most robust period of construction from 1906 to 1930 and reflects the popularity of the style for purchasers of home plans during the early 1900s.

<sup>72</sup> No relation to the national magazine *Better Homes and Gardens*. Wallace, “Local Competition: Other Topeka Home Plan Companies”: 67-68.

<sup>73</sup>Ibid, 68.

<sup>74</sup>Ibid.

<sup>75</sup> Building forms are used to classify buildings that are not associated with a specific architectural style and are instead classified by their massing and roof type. The following architectural style and form descriptions are adapted from Rosin Preservation, LLC. “Auburndale Historic Resources Survey-Phase I.” Kansas City, Missouri: Rosin Preservation, 2017.



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**Figure 10: 308 SW Elmwood Avenue, Topeka, Kansas.**  
**Source: Brad Finch, 2019**



**Figure 11: 900 SW Lindenwood Avenue, Topeka, Kansas.**  
**Source: Brad Finch, 2019**

The bungalow at 308 SW Elmwood Avenue, built c. 1916, exemplifies the Craftsman style through its side-gabled, low-pitched roof with deep eaves, full-width front porch with cobblestone piers, square columns, exposed rafter tails, historic oak entry door, and the prominent cobblestone chimney (*Figure 10*). Another good example of the Craftsman style is seen at 900 SW Lindenwood Avenue (c. 1921); the style is reflected in its jerkinhead roof with deep eaves and knee brackets, historic double-hung windows with vertical upper muntins, and front porch with stone piers topped with squared wood columns (*Figure 11*). The Garlinghouse Realty Company is credited with popularizing the “airplane bungalow,” a dwelling that featured a raised sleeping porch in the center or rear of the building. Before automatic air conditioning, the sleeping porch provided a cool, airy respite from the heat during summer. An excellent example of the “airplane bungalow” is seen at 200 NW Knox Avenue (c. 1917). The raised sleeping porch at the rear is visible from nearly all elevations, and the many windows communicate its intended benefits.

**Prairie Style**

The Prairie style is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects at the turn of the twentieth century. Pattern books and mail-order catalogs, such as those offered by the Garlinghouse Realty Company, spread the style throughout the Midwest and the nation during the early decades of the twentieth century. Prairie style houses typically have a two-story square or rectangular mass featuring a low-pitched hipped or gabled roof with deep eaves, details that create a horizontal emphasis, and prominent partial or full-width porches with large supports.<sup>76</sup> The American Foursquare form is the most common subtype of the Prairie style. It features a two-story square or rectangular mass with a symmetrical façade, a visible entrance, and a full-width front porch. The front-gabled subtype of the Prairie style was commonly used for vernacular dwellings on narrower, rectangular lots. There are thirty-nine identified examples of the Prairie style within the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* surveyed resources, making it the second most-common style. All of those identified in the survey were built between 1909-1925, with the bulk constructed before 1916 and reflecting the company’s early focus on housing construction. Nearly all feature a front-gabled roof and a thin rectangular mass, conforming to the narrow lot. While this Prairie style subtype was exceedingly popular throughout the nation, it was not proportionally common in Garlinghouse plan books. Only eleven plans, approximately eleven percent, in *Bungalow Homes* (second edition, 1920) were of the subtype. None were included in later Garlinghouse plan book series as the subtype fell out of favor nationwide.

<sup>76</sup>Virginia McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2014: 439-41.



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**Figure 12: 1730 SW 3rd Street, Topeka, Kansas.  
Source: Rosin Preservation, 2019.**



**Figure 13: 215 SW Elmwood Avenue, Topeka, Kansas.  
Source: Brad Finch, 2019.**

The example at 1730 SW 3<sup>rd</sup> Street, constructed c. 1910, features a front-gabled roof with boxed cornice returns, differing exterior cladding in the gable, a symmetrical façade, and a full-width front porch (*Figure 12*). The dwelling's ornamentation is also influenced by the Colonial Revival style, seen in its dentilated Palladian window. The Madison-Steinart house, constructed c. 1913 at 215 SW Elmwood Avenue, reflects the Prairie style with its shallow hipped roof with deep overhanging eaves and wide front porch that emphasizes the dwelling's horizontal lines; Craftsman-style influence is also seen in the first story and dormer windows with vertical muntins (*Figure 13*).

**Colonial Revival & Dutch Colonial Revival**

The term "Colonial Revival" refers to the resurgence of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Character-defining features include a simple plan and massing, symmetrical façade, side-gabled or hipped roofs, multi-light windows with shutters, pediments, pilasters, and decorative elements such as dentils, modillions, or pendants. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As the Colonial Revival style evolved during the mid-twentieth century, it became more simplified.<sup>77</sup> The



**Figure 114: 331 SW Broadmoor Avenue. Topeka, Kansas. Source: Brad Finch, 2019.**

two-story dwelling at 331 SW Broadmoor Avenue, built c. 1922, has a gambrel roof, a hallmark of the Dutch Colonial Revival style (*Figure 14*). The Garlinghouse Company built few known Colonial Revival dwellings.

<sup>77</sup> McAlester, 234-36.

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However, Colonial Revival designs featured prominently in many Garlinghouse Company catalogs post-1930. Although early catalogs, including the *Bungalow Homes* series, offered few plans in the style, Colonial Revival designs dominated subsequent plan books including the widely popular *New American Homes* series and aptly titled *Colonial Homes*. The inclusion of these plans reflected the popularity of revival styles with home plan buyers at the time.

**National Folk**

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions (Figure 15).



**Figure 15: 1819 SW 2nd St. Topeka, Shawnee County, Kansas. View SE. 01/09/2019. Source Brad Finch.**

The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass-manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of the light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing but lacking strong stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.<sup>78</sup> These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century. The Garlinghouse resources surveyed but not associated with a specific architectural style generally have simple forms and little or no ornamentation. Roof form, massing, and era of construction are the primary characteristics used to classify these resources. Nearly all were constructed in the early twentieth century and are among the earliest identified Garlinghouse houses. The National Folk form resources have been further classified by their roof type.

**Gable Front**

The Gable Front sub-type of the National Folk form was popularized in two separate waves. The first iterations of the type were popularized in the latter half of the 1800s and were inspired by the Greek Revival movement of the 1830s-1850s. These examples were reminiscent of temple forms and were typically narrow one- to two-story houses with steep roofs, well-suited for narrow rectangular lots. An example can be seen in the Survey Area at 701 SW College Avenue, constructed c.1913 (Figure 16). Between 1910 and 1930, the Gable Front form evolved to reflect influences of the popular Craftsman style. These houses were typically one- to one-and-one-half-stories with wide, sometimes flared, eaves and a full-width front porch, as illustrated by the residence at 322 SW

<sup>78</sup> McAlester, 89-90.



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Elmwood Avenue, constructed c. 1914 (*Figure 17*). Although the Gable Front form was uncommon in Garlinghouse catalogs, designs in the form were featured until at least the 1960s. Gable-Front designs were often incorporated into the company's specialty catalogs like *Budget Homes* (1945) and *Economy Houses* (1949). The Garlinghouse Company typically utilized the Gable-Front form in designs produced for the budget-conscious consumer.



Figure 16. 701 SW College Avenue, Topeka, Kansas. Source: Brad Finch, 2019.



Figure 17. 322 Southwest Elmwood Avenue, Topeka, Kansas. Source: Brad Finch, 2019.

**Cross-Gable**

The Cross-Gable sub-type gained popularity in small towns and rural areas as settlers brought with them earlier stylistic influences such as Greek Revival, Gothic Revival, and Victorian. In this form, a secondary side-gable block placed perpendicular to the main gable-front gives the house a distinctive L-shaped massing. Architectural ornamentation is minimal. Both the one-story and two-story forms became common in the Midwest in the late nineteenth century. A good one-story example of a cross-gabled National Folk dwelling is plan number 1202 featured in *Bungalow Homes* (Second Edition, 1920) (*Figure 18*).<sup>79</sup> Similar to the Gable Front form, Cross-Gable plans were frequently included in catalogs featuring small or less costly dwellings.



Figure 18. Garlinghouse Plan 1202. Source: *Bungalow Homes: Enlarged Second Edition*, 1920.

<sup>79</sup> Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920 [digitized online] available from HathiTrust <https://babel.hathitrust.org/cgi/pt?id=nyp.33433071110153> (accessed June 6, 2019);75.

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Post-War Forms<sup>80</sup>

Following World War II, housing shortages, public and private support for homeownership, and a general feeling of prosperity propelled a surge in suburban residential development. New housing forms were developed in response. Like their predecessors, affordable mass-produced or prefabricated building components and modest size made them affordable and, consequently, immensely popular with the Garlinghouse Company target demographic. Minimal Traditional and Ranch forms, including variations such as the Transitional and Raised Ranch or the Split-Level, featured prominently in post-war Garlinghouse Company plan books (*Figure 19*).



**Figure 19. Typical Post-War Garlinghouse Catalog Examples.  
Source: The Garlinghouse Company, c. 1955.**

Minimal Traditional

Minimal Traditional dwellings evolved from the Tudor Revival and Colonial Revival styles. The simplified version that evolved during and after the Depression typically retained the dominant side gable form and the dormered roof while compacting the massing, tightening the eaves, and removing most of the decorative ornament. The resources have symmetrical façades often with small side additions. Minimal Traditional resources often exhibit overt Tudor Revival details, such as wood and stucco false half-timbering or decorative stone elements that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage (Figure 20).



**Figure 20: 700 SW Park Ln. Topeka, Shawnee County, Kansas. View ENE.  
01/09/2019. Finch, Brad.**

<sup>80</sup> The following architectural style and form descriptions are adapted from Rosin Preservation, LLC. "Auburndale Historic Resources Survey-Phase II." Kansas City, Missouri: Rosin Preservation, 2018.



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*Transitional Ranch*

As explained by the name, the Transitional Ranch bridges the design gap between the Minimal Traditional dwelling and the true Ranch form. Also known as the Compact Ranch, this form has a small footprint and lack of ornamentation similar to the Minimal Traditional house paired with fenestration types and eaves similar to the Ranch. Common features include a compact but linear floor plan and large picture window.

*Ranch House*

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical, with the latter being far more common; and the plan may or may not include an integrated garage. These simple dwellings have shallow roofs, asymmetrical facades; aluminum, vinyl, or asbestos shingle siding with brick or stone veneer, a variety of window types and sizes, and an attached garage or carport.



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**ASSOCIATED PROPERTY TYPES**

**I. Associated Property Type and Subtypes:**

**The Garlinghouse Dwelling**

The Garlinghouse Realty Company construction, 1906-1915

Edgewood Park Neighborhood Dwellings

Plan Book Dwellings pre-Depression Era, 1916-1930

Plan Book Dwellings post-Depression Era, 1930-1945

Plan Book Dwellings modern designs, 1945-1986

**Historic District**

**II. Descriptions:**

*The Garlinghouse Dwelling - Descriptions*

The property type eligible for listing under this Multiple Property Submission includes Garlinghouse dwellings which match published Garlinghouse plans, or are verified Garlinghouse Company constructions within the City of Topeka, Kansas. The exterior and interior must correspond to a published plan with an assigned plan number. Alternatively, a resource may be a verified Garlinghouse construction, as indicated on building permits. Resources verified as Garlinghouse-built dwellings represent the firm's early twentieth century operations before it left the construction industry during the Great Depression.

Dwellings built according to Garlinghouse designs reflect architectural trends popular during the period of construction, including, but not limited to, the Colonial Revival, Craftsman/Bungalow, and Prairie Styles and post-war forms such as the Ranch and split-level. Consequently, their appearance may be highly varied. However, they are typically single-family homes, one to two-and-one-half stories in height and of modest size. The form and plan vary in accordance with the Garlinghouse plan used to construct the dwelling.

Garlinghouse dwellings are typically frame construction. Typical cladding materials may include wood clapboard or shingles, smoothed stucco, brick or stone veneer, or asbestos shingles. As the twentieth century progressed aluminum and vinyl cladding were also included as primary façade materials in Garlinghouse designs. Wood clapboard was the most common cladding material surveyed in the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* survey report. When present, wood clapboard is typically painted. Vinyl, metal, and hardboard siding are common alterations. In some cases, non-historic cladding materials cover historic cladding.

Foundations are typically brick, concrete, or stone and roofs are typically asphalt shingle. Common early Garlinghouse dwelling roof forms include Gable-Front, Side-Gable, and Jerkinhead or Clipped Gable. As new designs were introduced, Side-Gable, Hipped, Flat, and Cross-Gable became more common. Among the surveyed Garlinghouse resources, Gable-Front roofs are most common, followed by Side-Gable and Jerkinhead or Clipped Gable roofs.

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With few exceptions, exterior trim on Garlinghouse dwellings is wood with simple profiles including flat or rolled. Rolled trim and moldings are commonly located above windows in Garlinghouse designs. Additional exterior elements include knee brackets and exposed rafter tails, both most commonly associated with Garlinghouse bungalows.

When present, historic windows are typically double- or single-hung wood sash. Aluminum windows may be original to mid-century or later examples. Fixed windows are commonly located in dormers or gable apexes and typically have multi-light or geometric decorative glazing. Pane arrangement varies between primary architectural styles. Garlinghouse bungalows often incorporate multi-light wood windows, particularly at the first story. Three-, five-, seven-, and nine-over-one configurations are common for these windows. One-over-one windows are typically associated with all other primary architectural styles surveyed. Window replacements are common and typically include one-over-one single-hung vinyl sashes. In some cases, snap-in muntins divide the upper sash. Non-historic metal storm windows are commonly installed over windows.

Garlinghouse dwelling interiors also vary.<sup>81</sup> In one- and one-and-one-half-story dwellings, the less private or utilitarian spaces such as living rooms, dens, and kitchens are typically located in the front portion of the interior while bedrooms are arranged toward the rear. In one-and-one-half-story dwellings, additional bedrooms may occupy the upper half-story. In dwellings two stories and greater in height, bedrooms are typically located in the upper story only. Interior finishes commonly include wood flooring and trim. Plaster partitions and wallpaper wall coverings were common features in early Garlinghouse plans while drywall partitions were increasingly common in later plans. Built-in elements such as bookcases, benches, and cabinetry are common in early-twentieth century Garlinghouse dwellings. Fireplaces are often present, regardless of the date designed, and are typically located in the living room.

**Subtype: The Garlinghouse Realty Company construction, 1906-1915**

Constructed prior to the first expansion of the company into plan book designs, dwellings of this type were built between 1906-1915, and reflect Garlinghouse's first endeavors into new home construction. Buildings associated with this subtype will feature a historic building permit that directly states Garlinghouse or his staff on the permit; some may include the associated plan number as well. Dwelling styles under this period vary but follow standard simple variations and trends at the turn of the twentieth century: Craftsman and/or Bungalow, "Aeroplane" bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival. Examples of this type may be found in the early-twentieth-century developments of Topeka.

**Subtype: Edgewood Park Neighborhood Dwellings**

Constructed as part of a speculative venture by Garlinghouse to expand into subdivision development, dwellings of this type were built between 1915-1917. These properties acted as the base for Garlinghouse's next venture into plan book designs. Buildings associated with this subtype are located within the bounds of the historic plat

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<sup>81</sup> Note the survey conducted in support of this MPDF included exteriors only; all interior information is based upon published Garlinghouse plans.

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for the Edgewood Park neighborhood. They will feature a historic building permit that directly states Garlinghouse or his staff on the permit; some may include the associated plan number as well. Dwelling styles under this period vary little, but generally follow Garlinghouse's interpretation of the Bungalow type and "Aeroplane" or airplane bungalow style and design. Examples of this type are found in the Edgewood Park development of Topeka and were a popular design.

**Subtype: Plan Book Dwellings pre-Depression Era, 1916-1930**

Constructed during the company's expansion into plan book designs, dwellings of this type were built between 1916-1930. During the Great Depression, the realty and construction market faltered, and the Garlinghouse Company, like others in the industry, slowed their building construction. However, the plan books associated with this period continued to sell and plans from these books contributed to the stability and success of the company through the Depression-era. Buildings associated with this subtype might feature a historic building permit that directly states Garlinghouse or his staff on the permit, while some may or may not include the associated plan number as well. Dwelling styles under this period vary but follow standard simple variations and trends at the turn of the twentieth century, such as Craftsman and/or Bungalow, "Aeroplane" or airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable design. Examples of this type may be extensively found in the early-twentieth-century developments of Topeka.

**Subtype: Plan Book Dwellings post-Depression Era, 1930-1945**

Constructed after the Great Depression, dwellings of this type were built between 1930-1945, after the Garlinghouse Company discontinued the construction portion of their operations. This period of development was slow during the earlier years. However, after World War II began and the establishment of the Forbes airfield and Goodyear Tire and Rubber Company, Topeka's regional economy had largely stabilized. The plan books associated with this period continued to sell and the plans from these books contributed to the stability and success of the company through the Depression-era. Buildings associated with this subtype might have a building permit that states Garlinghouse or his staff on the permit; some may include the associated plan number as well, but that is not common. Typical home plans at this time were purchased directly from Garlinghouse, but the buildings were not constructed by the Garlinghouse Company. Dwelling styles under this period vary but follow standard simple variations and trends at the mid-twentieth century, such as, Airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable design. Examples of this type may be found in the mid-twentieth-century developments of Topeka.

**Subtype: Plan Book Dwellings Modern Designs in Topeka, post-1945**

Constructed after World War II, dwellings of this type were built post-1945. This period of development within Topeka's history greatly accelerated as a result of the establishment of the Forbes airfield and Goodyear Tire and Rubber Company. The plan books associated with this period continued to sell and plans from these books contributed to the stability and success of the company. Typical home plans at this time were purchased directly from Garlinghouse, but the buildings were not constructed by the Garlinghouse Company. Dwelling styles under this period vary but follow standard simple variations and trends at the mid-twentieth century, such as, Airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable,



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Minimal Traditional, Transitional Ranch, and Ranch House design. Examples of this type may be found in the mid-twentieth-century developments of Topeka ending in 1986.

*Historic District*

When evaluating Garlinghouse dwellings in Kansas, it is important to consider the potential for a concentration of Garlinghouse resources, and these should be considered as a historic district – either for a single property (house and garage) or multiples (like the Edgewood Park neighborhood). Historic districts include any number of resources with more than one of the same or various property type(s): buildings, structures, objects, and sites. The Garlinghouse Company offered plans for more than a standard house and included garages, sheds, outbuildings, and so forth. When evaluating a property, the non-dwelling buildings should also be reviewed and determined if they are Garlinghouse products. For this context, a historic district is defined as a single-property with three or more resources, or multiple-properties containing more than one resource. It is possible to see a grouping or collection of multiple Garlinghouse resources in a given area. Under these circumstances, the properties will be evaluated as a potential district, and the relationship between the properties should be considered in the evaluation process.

Within a defined district, a limited number of non-Garlinghouse properties would not deem the district ineligible for listing and should be considered. As with any district, there are some allowances for alterations and historic integrity if the whole of the district is intact and can convey its character-defining features and association with the context. Possible historic districts should be considered on a case-by-case basis to determine the historic integrity of the concentration. It is not necessary for contributing resources within the district to be individually eligible for listing, or retain sufficient integrity to be individually eligible. The evaluation of a potential district should focus on the integrity and significance of the overall concentration of properties and not the individual contributing resources. With the loss or infill of surrounding properties, the district would not be deemed ineligible, but those resources/properties should be considered in the overall ability of the district to represent its significance. Historic districts could include any sub-type of Garlinghouse dwelling listed in the associated property types and styles discussed in the context.

Based on the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* (Rosin Preservation 2019) survey report limited scope, there may be potential collections or districts that were not documented in the study. Also, the survey report focused on only dwellings, so other property types that meet the historic context should be explored and added as needed.

**III. Significance:**

The Garlinghouse Company is associated with over 800 properties within the City of Topeka. He also planned and built homes himself. These properties are connected to the growth and expansion of Topeka neighborhoods that were influenced by Garlinghouse designs. Resources nominated under this MPDF are significant under

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Criterion C for ARCHITECTURE. Properties are eligible as representations of the plan book movement and the desire, availability, and accessibility of the middle-class becoming homeowners in the twentieth century. Moreover, the impact that the Garlinghouse Company continued to have during their time in Topeka with the issuing of more than 1,500,000 million copies throughout the country and over 10,000 blueprints sold.<sup>82</sup> Also, properties are eligible as examples of a type or period reflected through the subtypes and styles that were depictions of the Garlinghouse Company between 1906-1986.

The Garlinghouse Company is significant for its influence on suburban residential architecture in Topeka through the company's prolific construction and design operations, including plan book publications. The Garlinghouse Company formed as the Garlinghouse Realty Company in 1906 and operated within the Topeka environs. In 1913, the company constructed thirty-two dwellings in Edgewood Park, a residential neighborhood which served as a showcase for the company's design services. Many of these designs were incorporated into the company's first plan book, *Bungalow Homes* (1916). This plan book, and subsequent editions, were published and distributed nationally. Customers, either builders or individual property owners, from across the country purchased plans directly from the Garlinghouse Company and built houses according to those plans. Topeka provides the largest concentration of houses either constructed by the Garlinghouse Company or built from Garlinghouse Company plans. The Edgewood Park development, which contains twenty-one houses designed and built by the Garlinghouse Company served as a physical advertisement for the company's services and showcase its design skills.

Plan books contributed significantly to American suburban residential development during the nineteenth and twentieth centuries. Their use was widespread and facilitated the spread of architectural trends across the country. It was no longer just the wealthy who had access to professionally designed architectural plans. With affordable and readily available plan books the average person could access house plans designed by a professional architect and complete construction himself or with the help of a local builder. From the beginning, Garlinghouse incorporated popular architectural styles into its plan book designs. These designs represent the adaptation of prevailing architectural trends to fit the needs, wants, and budgets of the average Garlinghouse customer. Garlinghouse Company plan books were distributed nationwide and, in some cases, internationally. Customers from across the country could purchase the house plans of their choosing. In Topeka, the Garlinghouse Company also constructed dwellings using these designs, and has been importance to the city.

Exterior analysis alone cannot definitively identify a Garlinghouse Company design. There are resources designed by other architects or builders that employ architectural styles and details similar to the Garlinghouse Company. It is also possible that the homeowner or builder purchased a Garlinghouse Company plan and substantially modified it to suit their needs. Therefore, analysis of the interior and the documented connection to a specific Garlinghouse Company plan are necessary to express the significance of the property under this MPDF. Only dwellings with exterior features and interior configurations that correspond to documented Garlinghouse Company plans or are verified through original custom Garlinghouse drawings or building permits

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<sup>82</sup> Morrison, Helen. "Local Firm Nation's Largest Designer of Postwar Homes." *Topeka Daily Capital*, August 5, 1945.

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as Garlinghouse Company constructions are eligible for listing under this MPDF if they retain their historic integrity. Resources will be significant at the local level. Intact examples may be representative of construction methods, developmental area, the period, and property type.

The potential period for properties eligible under this MPDF begins with 1906, the year Garlinghouse operations began, and ends in 1986, when the Garlinghouse Company operations left Topeka. Properties less than fifty years old that retain their historic integrity, meet the significance of the context, and fit an associated property type, would still qualify under this context as warranted.

**Registration Requirements:**

Resources nominated under this Multiple Property Documentation Form must correspond to documented Garlinghouse Company plans published in the company's plan books or custom architectural drawings. When permits are not available or do not have Garlinghouse listed, the physical house needs to closely match a specific plan by Garlinghouse. Exterior elevations must match those of the published plan. Interior arrangements must also correspond to the published plan or original custom drawings in possession of the nominator. The interior and corresponding exterior elevations must remain intact sufficient to identify the published plan number or resemble the original custom plans. Minor builder/owner modifications, such as the relocation or elimination of secondary spaces, that appear to be original to the resource are acceptable deviations from the published plan. Alternatively, a resource may be verified through building permits as a Garlinghouse construction, designed and built by the company.

Garlinghouse Company designs incorporated popular architectural styles of the period and includes designs in the Craftsman/Bungalow, Prairie, and Colonial Revival styles, among others. Eligible properties will retain a majority of their character-defining architectural features, like their original form, cladding materials, porch configuration and materials, and roof shape. They should also retain a majority of their historic interior spatial arrangements, as shown on available floor plans. Still, some expansions to kitchens, bathrooms, etc. that do not significantly alter or overpower the historic character of the space may be evaluated on a case-by-case basis. The resource must retain its historic location and setting. The intent of the historic design and workmanship should not be significantly obscured by large additions, significant material replacements, or other alterations. Some interior changes are acceptable if they do not permanently alter the intended original character of the space. Acceptable changes could include carpeting over wood floors, or fixture replacements, which should be evaluated on a case-by-case basis. The resource must retain its historic fenestration pattern and original windows. If not original, replacement windows are acceptable provided they are early, historic replacements that have gained significance, and may or may not match in design, or are replacements that match the configuration of the historic windows. Historic doors enhance the historic character and design of a dwelling and must be retained. The retention of historic cladding is also essential. Original decorative elements, including trim, brackets, and moldings should be retained in sufficient quantities to communicate the historic design and architectural style or form.



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Additions are common alterations. As a family grew or the needs of the occupants changed, an increase or alteration in available space was often required. The presence of an addition does not preclude a resource from listing under this MPDF, provided it does not obscure the building's historic form or other character-defining features. Additions must be complementary and compatible in size, scale, and design to the original building. Additions that are in keeping with the original design, located on a secondary or tertiary elevation, and compatible in size, scale, massing, and features to the original will not disqualify a property from listing on the National Register of Historic Places.

Similarly, porch enclosure or screening was commonly utilized to acquire increased space without the expense associated with additions. Porch enclosures or screening will not preclude a dwelling from listing, provided they do not significantly alter the historic form, character, or massing and are located on a secondary or tertiary elevation. Front porches are character-defining features, and alterations to them must be closely evaluated. The enclosure of a historically open front porch significantly alters the primary elevation; however, screening that does not wholly obscure the primary elevation may be permissible. Alterations to the roof material are also common. Typically, dwellings associated with the Garlinghouse firm possess replacement asphalt roofs. Historic Garlinghouse Company plans indicate this is typically a replacement in kind and thus does not diminish the integrity of the dwelling, provided the replacement roof does not alter the form, pitch, or dimensions of the roof.

The retention of character-defining interior features is essential as well. Dwellings constructed using Garlinghouse plans must retain their historic interior arrangement and finishes. Retention of the historic interior configuration is essential to positively identifying the corresponding Garlinghouse plan. Garlinghouse plans typically included built-in cabinetry, seating, bookshelves, and similar features. These features must remain where present in historic plans. Fireplaces, another common Garlinghouse plan feature, must also be retained. Small discrepancies between the published plan and the nominated property that appear to be original to the house will not render the property ineligible. Alterations to the finishes and fixtures in kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF; however, all other interior spaces and features should be intact, sufficient to communicate the historic function, design, and correspondence with a documented Garlinghouse Company plan.

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**Section G. Geographic Data**

This Multiple Property Document is limited to the City of Topeka as defined by its current boundaries.

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**Section H. Summary of Identification and Evaluation Methods**

The Multiple Property Document for “Historic Houses of the Garlinghouse Company in Topeka” is based upon a survey of Garlinghouse dwellings completed by Rosin Preservation for the City of Topeka. The field survey was initially guided by the 2008 Shawnee County Historical Society Bulletin No. 83, “Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka” (Shawnee County Bulletin), which identified approximately 300 dwellings potentially attributable to Garlinghouse designs. Potential attributions were based on observed similarities between the resource and those in Garlinghouse publications or the inclusion of the specific resource in the publications. Observations were limited to the exterior.

Only those resources with a verifiable link to L.F. Garlinghouse or Garlinghouse Company operations were included in this survey. Those resources which did not possess a verifiable link to Garlinghouse were not included. Interior access was not available during this survey, and thus many resources listed in the Shawnee County Bulletin could not be definitively linked to documented Garlinghouse Company plans. Many of the surveyed resources were identified as Garlinghouse Company resources through archival research and analysis of building permits.

Historic building permits were integral to confirming associations with L.F. Garlinghouse or the Garlinghouse Company. Building permits for each resource were researched in the Topeka Building Permits Index hosted on the Kansas State Historical Society website, “Topeka, Kansas, Building Permits Index, 1880-1925.”<sup>83</sup> Resources with building permits issued to L.F. Garlinghouse, his company, or his known employees were then analyzed.<sup>84</sup> In addition, those resources which did not have building permits related to Garlinghouse, but which lie within the boundaries of his known Edgewood Park real estate development, a showcase for the company’s designs, and which were included in Shawnee County Historical Society Bulletin Number 83 with an attributed plan number were also analyzed. This analysis identified 148 resources with a proven link to L.F. Garlinghouse or the Garlinghouse Company. Field survey of the 148 resources was conducted on January 7 and January 9, 2019. Survey information was recorded in the Kansas Historic Resources Inventory standard database form. It was then submitted to the Kansas State Historic Preservation Office and uploaded to the Kansas Historic Resources Inventory.

This Multiple Property Documentation Form focuses on three historic contexts that discuss the development and use of plan books in America, the history of the Garlinghouse Company, and architectural styles represented in Garlinghouse designs. All are detailed in Section E of this document. These contexts were developed through archival research. Resources were obtained from multiple sources including, but not limited to, various repositories, scholarly publications, and newspaper publications.

<sup>83</sup>Kansas State Historical Society, Topeka Building Permits Index, 1880-1925. <https://www.kshs.org/p/topeka-kansas-building-permits-index-1880-1925/13857>.

<sup>84</sup> Known employees include James L. Cottrell and Harry Patrick.



**VI. United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
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Section number Figures Page 1 Historic Houses of the Garlinghouse Company in Topeka

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**VI. United States Department of the Interior**  
**National Park Service**

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**VI. United States Department of the Interior**  
**National Park Service**

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**VI. United States Department of the Interior**  
**National Park Service**

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**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic James and Freda Lippitt House

Other names/site number KHRI #177-4237

Name of related Multiple Property Listing Historic Houses of the Garlinghouse Company in Topeka

## 2. Location

Street & number 2532 Southwest Granthurst Avenue

N/A
-----

 not for publication

City or town Topeka

N/A
-----

 vicinity

State Kansas Code KS County Shawnee Code 177 Zip code 66611

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria:    A    B X C    D

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register    determined eligible for the National Register

   determined not eligible for the National Register    removed from the National Register

   other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

The James and Freda Lippitt House  
Name of Property

Shawnee County, Kansas  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

### Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

Colonial Revival

### Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: STONE-Limestone

roof: ASPHALT

other: WOOD-Weatherboard

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES



The James and Freda Lippitt House  
Name of Property

Shawnee County, Kansas  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

☒ STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

### Areas of Significance

ARCHITECTURE

### Period of Significance

1933

### Significant Dates

1933

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Mohler, Ruth (Builder)

L.F. Garlinghouse Company (Architect)

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Topeka and Shawnee County Public Library

Historic Resources Survey Number (if assigned): \_\_\_\_\_

The James and Freda Lippitt House  
Name of Property

Shawnee County, Kansas  
County and State

## 10. Geographical Data

Acreage of Property Less than one acre

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 39.024177 -95.685986  
Latitude: Longitude:

3 \_\_\_\_\_  
Latitude: Longitude:

2 \_\_\_\_\_  
Latitude: Longitude:

4 \_\_\_\_\_  
Latitude: Longitude:

### UTM References

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

## 11. Form Prepared By

name/title Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist  
organization Rosin Preservation, LLC. date August 2019  
street & number 1712 Holmes telephone 816.472.4950  
city or town Kansas City state MO zip code 64108  
e-mail emily@rosinpreservation.com

## Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The James and Freda Lippitt House  
Name of Property

Shawnee County, Kansas  
County and State

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: 2532 Southwest Granthurst Avenue

City or Vicinity: Topeka

County: Shawnee State: Kansas

Photographer: Brad Finch, f-stop Photography

Date  
Photographed: July 31, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 19: Southwest (primary) elevation, view NE.
- 2 of 19: Southwest (primary) and northwest elevations, view SE.
- 3 of 19: Northwest elevation, view SE.
- 4 of 19: Northeast elevation, view W.
- 5 of 19: Southeast elevation, view NW.
- 6 of 19: Southeast elevation screened porch, view E.
- 7 of 19: Primary entrance, view SW.
- 8 of 19: Living room, first floor, view N.
- 9 of 19: Living room, first floor, fireplace, view S.
- 10 of 19: Living room, first floor, built-ins, view E.
- 11 of 19: Dining room, first floor, view N.
- 12 of 19: Kitchen, first floor, view NE.
- 13 of 19: Kitchen, first floor, view S.
- 14 of 19: Staircase, first floor, view N.
- 15 of 19: Central hallway, second floor, view SW.
- 16 of 19: Typical bedroom, second floor, view W.
- 17 of 19: Master bedroom, second floor, view E.
- 18 of 19: Bathroom, second floor, view SW.
- 19 of 19: Non-contributing shed, view N.



The James and Freda Lippitt House  
Name of Property

Shawnee County, Kansas  
County and State

**Figure Log:**

Include figures on continuation pages at the end of the nomination.

**Figure 1.** Location Map. *Source: Google Maps, 2018.*

**Figure 2.** Context Map. *Source: Google Earth, 2018.*

**Figure 3.** Site Map. *Source: Shawnee County Assessor, 2019.*

**Figure 4.** Photo Map, Exterior and First Floor. *Source: The Garlinghouse Company. New American Homes (1938): 56. Adapted by Rosin Preservation, 2019.*

**Figure 5.** Photo Map, Second Floor. *Source: The Garlinghouse Company. New American Homes (1938): 56. Adapted by Rosin Preservation, 2019.*

**Figure 6.** 2532 Southwest Granthurst Avenue Sanborn Map, 1950. *Source: Sanborn Fire Insurance Map, Volume 2, September 1913-1950, Sheet 132.*

**Figure 7.** Garlinghouse Plan Number 1246. *Source: The Garlinghouse Company. New American Homes (1938): 56.*

**Figure 8.** Detail, Garlinghouse Plan Number 1246. *Source: The Garlinghouse Company. New American Homes (1938): 56.*

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

The James and Freda Lippitt House
Name of Property
Shawnee County, Kansas
County and State
Historic Houses of the Garlinghouse Company
Name of multiple listing (if applicable)

### SUMMARY

The James and Freda Lippitt House (Lippitt House) is a two-and-one-half-story Colonial Revival dwelling constructed in 1933 in Topeka, Shawnee County, Kansas. It features a side-gable roof, limestone and wood clapboard cladding, and simple massing. The dwelling corresponds to Garlinghouse Company plan number 1246, published in the *New American Homes*.<sup>" Improved ed. (1938) Garlinghouse Company plan book. The exterior remains largely unchanged and retains its historic form, materials, and features illustrated in the plan. While the windows are replacements, they fill historic openings and mimic the configuration and size of the historic windows. The interior retains its historic plan, finishes, and character-defining built-in features typical of early-twentieth century Garlinghouse dwellings. The Lippitt House retains integrity and communicates feelings about and associations with the period of significance.</sup>

### ELABORATION

#### Setting

The Lippitt House is in an early suburban residential area of Topeka, approximately two miles southwest of the downtown city center. The residential neighborhood is bound on the east by Southwest Topeka Boulevard, a main commercial thoroughfare; Southwest Merriam Court on the south; Southwest Western Avenue on the west; and Southwest 24<sup>th</sup> Street on the north. One- and two-story single-family residences dating from the 1930s through the 1950s fill the surrounding blocks. The paved streets are irregular and curving with concrete curbs on both sides. Triangular traffic islands are present at most intersections within the neighborhood. Ornamental lawns and mature trees characterize the landscaping.

The Lippitt House is sited on an irregularly shaped corner lot at the east corner of Southwest Granthurst Avenue and Southwest Merriam Court. A concrete driveway accesses the lot at the northwest corner and extends to the rear. A small stamped concrete walkway connects the drive to an adjacent curved stamped concrete path, which transverses the lot and extends to the southern boundary of the lot. A matching walkway connects the path to the rear yard. A c.2009 iron fence with limestone piers encircles the rear yard. The limestone piers are constructed with stone salvaged from the demolition of a rear garage c. 1980.<sup>1</sup> Mature deciduous trees and shrubbery characterize the landscaping. Small shrubs, grasses, and flower beds are concentrated at the foundation. A terraced garden with limestone retaining walls, stamped concrete pathways, a waterfall, and a shallow pond are located in the rear yard. A c.2006 side-gable shed with vertical wood cladding is in the southeast corner of the lot. The shed is not historic and therefore non-contributing.

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<sup>1</sup> Karen Ridder. "Old Stone Comes Home." *Topeka Capital Journal* (22 January 2010).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

**Exterior**

*Summary*

The Lippitt House is a two-and-one-half-story Colonial Revival dwelling constructed in 1933 with a rectangular footprint and simple massing. The dwelling features a full basement and measures approximately twenty-four by twenty-six feet with an area of 1,924 square feet. The Lippitt House has an asphalt shingle side-gable roof with shallow eaves. Wood clapboard clads the gable ends while native limestone set in a random rubble pattern clads the remaining exterior. The dwelling is skewed on the lot, with the primary elevation oriented southwest.

*Southwest (Primary) Elevation*

The southwest (primary) elevation is three bays wide (*Photos 1 and 2*). Non-historic eight-over-eight aluminum-clad wood double-hung windows flank the central primary entrance. A historic six-panel wood and non-historic aluminum storm door fill the bay (*Photos 1 and 7*). The first-story window bays are deeply inset within the stone wall and have historic wood sills with rolled profiles. Simplified crown molding tops the entrance bay. Wood shutters flank all first story bays. Non-historic six-over-six aluminum-clad wood double-hung windows define the outer second-story bays. A small four-over-four aluminum-clad wood window fills the center bay. A semicircular wood medallion with an attached metal eagle ornament extends below the center bay (*Photo 1*). The window openings are flush with the exterior and feature wood sills with simple rolled profiles. Shallow gablets pierce the eave above each second-story outer bay. Wood clapboard clads the gablet ends. A concrete and stone stoop extends below the entrance and abuts the stamped concrete path.

*Northwest Elevation*

The northwest elevation is two bays wide (*Photos 2 and 3*). Non-historic eight-over-eight aluminum-clad wood double-hung windows fill the first story bays while non-historic aluminum-clad wood six-over-six double-hung windows fill the second-story bays. All bays are deeply inset and feature wide wood sills with simple rolled profiles. A small two-over-four window is centered on the gable end (*Photo 3*). Shutters flank the first-story bays.

*Northeast (Rear) Elevation*

The finishes and fenestration patterns of the northeast (rear) elevation resemble the primary elevation (*Photo 4*). The rear elevation is three bays wide. A non-historic eight-over-eight aluminum-clad wood double-hung window fills the first bay while an aluminum-clad casement window fills the third. A secondary entrance fills the center bay and contains a historic wood door with six-light glazing and a non-historic aluminum storm door. The first and second bays are inset while the third is flush with the wall. Non-historic six-over-six aluminum-clad wood double-hung windows fill all three second-story bays. The bays are flush with the wall and have wood sills with simple rolled profiles. Shallow gablets pierce the eave above each bay (*Photo 4*).

National Register of Historic Places  
Continuation Sheet

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The James and Freda Lippitt House

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Wood clapboard clads the gablet ends. A shallow c.2008 pergola shelters the entrance which opens to a non-historic wood deck with a matchstick balustrade. The deck spans the rear elevation. The c.1989-1999 deck replaces a historic attached garage demolished c.1980. Wood stairs with a matching balustrade access the deck at the south end. Steppingstones connect the deck stairs and the rear garden.

*Southeast Elevation*

The southeast elevation is two bays wide (*Photo 5*). A secondary entrance fills the first bay while the second bay contains a window. A one-story screened porch spans the southeast elevation and covers the first-story bays (*Photos 5 and 6*). Historic square wood columns frame the mesh screening while a simple wood entablature tops the columns. The porch has a flat roof with a simple metal balustrade (*Photo 5*). The balustrade is a post-1938 alteration and replaces a wood balustrade with geometric ornament. An entrance at the southeast side opens to the rear deck. A secondary entrance defines the first bay on the second story and opens to the porch roof. The bay is inset and contains a historic wood door with multi-light glazing and a non-historic storm door. A non-historic six-over-six aluminum-clad wood double-hung window fills the second bay. A broad native limestone chimney bisects the elevation and extends through the porch roof to pierce the gable. Triangular vents flank the chimney at the gable apex.

**Interior**

*First Floor*

The primary entrance opens to a wide, open corridor, and the central stair (*Photo 8*). A large living room spans the south half of the first floor (*Photo 8*). The living room retains historic wood paneling, wood floors, and a plaster ceiling. Historic built-in cabinetry spans the northeast wall while a historic limestone fireplace is centered on the southeast wall (*Photos 9 and 10*). A historic wood door immediately south of the fireplace opens to the screened-in porch (*Photos 6 and 9*). The dining room and kitchen are arranged along the northwest wall. The dining room is rectangular in plan and retains historic wood floors and a wood chair rail with a simple profile (*Photo 11*). A wide doorway in the northeast wall contains a historic wood door and opens to the kitchen. The narrow kitchen is rectangular in plan and retains historic wood floors, plaster partitions, and a plaster ceiling (*Photos 12 and 13*). The kitchen cabinetry was replaced c. 2007. A small bathroom abuts the southwest wall of the kitchen adjacent to the stair while a narrow closet fills the space beneath the stair. Bathroom finishes include historic wood floors and non-historic beadboard. The central wood stair that accesses the second floor has a squared newel post and a simple handrail (*Photo 14*). The flat balusters are cut to mimic turned profiles. Historic wood trim, baseboards, and moldings are retained throughout the first floor.

*Second Floor*



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Three bedrooms and a full bathroom occupy the second floor. The stair opens to a corridor with non-historic built-in bookcases and cabinetry (*Photo 15*). The corridor accesses two bedrooms of roughly equal size to the north. The bedrooms have roughly square plans, historic wood floors, and historic plaster ceilings (*Photo 16*). Closets are positioned along the dividing wall. The master bedroom occupies the south half of the second floor. The large bedroom retains historic wood flooring and a historic plaster ceiling (*Photo 17*). A large non-historic built-in bookcase spans the northwest wall. A non-historic fireplace insert is centered within the built-in. A doorway in the southeast wall accesses the porch roof deck. Two closets are positioned along the northeast wall. A full bathroom is centered on the southwest wall across from the staircase. The bathroom retains historic floor tile in a basket weave motif and historic square tile clads the lower half of the walls (*Photo 18*). Historic plaster partitions, wood baseboards, trim, and doors are retained throughout the second floor.

### Integrity

The Lippitt House retains excellent integrity. The dwelling retains its historic exterior elements and interior plan which correspond to Garlinghouse Company plan number 1246 published in the *New American Homes.* "Improved ed. (1938) Garlinghouse Company plan book. Character-defining features, including the symmetrical primary elevation, side-gable roof with gablets, limestone exterior, and historic wood door, are extant. The interior retains its historic plan and finishes throughout. Character-defining features including built-in cabinetry, simple balustrade, and a large limestone fireplace are also retained. There are a few differences between the nominated resource and the published plan, including the fact that the built resource is narrower than the plan indicates it should be. The nominated resource does not have a breakfast room between the dining room and kitchen, nor does it have a maid's room on the second floor. These differences appear to be the original builder or owner modifications. The Garlinghouse Company considered them to be sufficiently minor and selected this house to be the representative example of plan number 1246 in its published plan book.

Alterations to the Lippitt House include the demolition of a historic attached garage at the rear elevation c.1980, the screening and balustrade of the southwest elevation porch, a non-historic rear deck, and the replacement of historic windows with aluminum clad windows. While the demolition of the rear garage c.1980 alters the historic footprint of the resource, this alteration does not significantly detract from the historic character or appearance of the dwelling. The published plan number 1246 did not include an attached garage. Similarly, the installation of the rear deck between 1989 and 1999 does not obscure the historic form. Although the deck is visible from the right of way, it is unobtrusive and blends with the rear elevation. While the windows are replacements, they fill historic openings and resemble the size and configuration of the historic windows. Thus, they preserve the historic fenestration pattern and meet the requirements set forth on page F-5 of the MPDF. The alteration date for the southwest porch is

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unknown. While the mesh screening appears non-historic, this material may replace a historic alteration and does not obscure the historic wood framing. The MPDF notes that porch enclosure or screening is a common alteration to historic Garlinghouse dwellings.<sup>2</sup> The southeast elevation porch screening is located at a secondary elevation and does not significantly alter the historic form, character, or massing of the Lippitt House.

While the balustrade is an alteration, the delicate form recedes from view and consequently has minimal impact. These alterations minimally impact the integrity of the dwelling. While many alterations are material replacements, they are minor; most historic material is extant. Alterations to the interior are largely limited to the kitchen and first-floor bathroom. However, alterations the kitchen and bathroom are permissible under the registration requirements outlined in the MPDF, which state "alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however, all other interior spaces and features should be intact, sufficient to communicate the historic function and design."<sup>3</sup> Alterations to the kitchen and bathroom are material updates only. Both spaces retain their historic configurations. Despite alterations, the Lippitt House remains identifiable as a Garlinghouse design and retains features characteristic of Garlinghouse plan number 1246.

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<sup>2</sup> Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri: F-6.

<sup>3</sup> Ibid.

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**Statement of Significance**

The Lippitt House located at 2532 Southwest Granthurst Avenue, Topeka, Shawnee County, Kansas is significant at the local level under Criterion C in the area of ARCHITECTURE. Listing of the dwelling is proposed under the Multiple Property Documentation Form "Historic Houses of the Garlinghouse Company in Topeka."<sup>4</sup> The history and significance of 2532 Southwest Granthurst Avenue is associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): The L.F. Garlinghouse Company, c. 1906-c.2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The Lippitt House is architecturally significant within these contexts as an intact example of an early twentieth-century Colonial Revival dwelling corresponding to a Garlinghouse Company plan in Topeka, Shawnee County, Kansas and meets the MPDF registration requirements for listing as a *Plan Book Dwellings post-Depression Era, 1930-1945* property type. Constructed by local builder Ruth Mohler in 1933, the two-and-one-half-story Colonial Revival dwelling exhibits the character-defining features illustrated in Garlinghouse plan number 1246 published in the *New American Homes, Improved ed.* (1938), including four-over-four and one-over-one windows, a side-gable roof, stone and clapboard cladding, a symmetrical primary elevation, and built-in cabinetry. The dwelling is further notable for its associations with Ruth Mohler, prominent as a female builder in Topeka during the early-twentieth century. The period of significance is 1933, the year of construction; the dwelling retains sufficient integrity to communicate its significance.

**Elaboration<sup>5</sup>**

During the late-nineteenth century, Topeka experienced a dramatic population increase that spurred a building boom which included the development of multiple new residential neighborhoods throughout the city. Seizing the opportunity generated by the rising demand for new houses, Topeka resident Lewis Fayette Garlinghouse established the Garlinghouse Realty Company in 1906.<sup>6</sup> Although the Garlinghouse Company initially offered only realty services, it soon expanded its operations. In 1913, the company platted its first speculative development. The Edgewood Park development included thirty-one residential lots bound by 1<sup>st</sup> Street on the north, Elmwood Avenue on the east, 2<sup>nd</sup> Street on the south, and The Drive on the west.<sup>7</sup> The Garlinghouse Company utilized Edgewood Park to showcase its design and construction services and ultimately designed and built twenty-one of the twenty-seven single-family

<sup>4</sup> Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

<sup>5</sup> The following is adapted from Lenhausen and Nugent. "Historic Houses of the Garlinghouse Company in Topeka." 2019.

<sup>6</sup> Lenhausen and Nugent, E-7.

<sup>7</sup>Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19.

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dwellings in Edgewood Park.<sup>8</sup> Most of the dwellings are one- and one-and-one-half-story bungalows of modest size designed for a rising middle class in Topeka.<sup>9</sup> The Edgewood Park development and other design and construction projects in the city marked a significant transition for the firm. Many of the designs were soon featured in the company's first plan book, *Bungalow Homes*, published in 1916.

Plan books were an integral component to American suburban development nationwide during the late-nineteenth and twentieth centuries. The Garlinghouse Company contributed significantly to suburban residential architecture in Topeka through its prolific plan book publications as well as its early-twentieth century construction operations. In the decades following the development of the Edgewood Park subdivision and the first edition of *Bungalow Homes*, the Garlinghouse Company rose to prominent status within the plan book market.<sup>10</sup> The firm continued to market its designs to the middle-class, emphasizing such factors as affordability, practicality, and convenience.<sup>11</sup> The Lippitt House was constructed within this context in 1933 in the Colonial Revival style.

*Architectural Significance*

The Colonial Revival style developed during a resurgence of interest in the architectural style of English and Dutch dwellings on the Atlantic Seaboard. The Adams and Georgian styles form the basis of the style. Early colonial-style dwellings influenced late nineteenth century Colonial Revival Dwellings while early twentieth century dwellings were typically copies of the preceding interpretations. During the mid-twentieth century, the style further evolved and became more simplified. Character defining features include a simple plan and massing, symmetrical façade, side-gabled or hipped roofs, multi-light windows with shutters, pediments, pilasters, and decorative elements such as dentils, modillions, or pendants.

As outlined in the MPDF, Colonial Revival designs were popular in Garlinghouse Company plan books post-1930. Prior to this time, few Colonial Revival designs were included in company publications. Beginning in the 1930s, Colonial Revival designs dominated Garlinghouse Company plan books. Plan 1246, published in *New American Homes* (1938) typifies the Garlinghouse Colonial Revival plan with its simple massing, side-gabled roof, symmetrical façade, and multi-light windows with shutters. The Lippitt house replicates these elements in its exterior design. Although a photograph of the dwelling was published with the Garlinghouse plan number 1246 in the *New American Homes, Improved ed.* (1938), minor differences

<sup>8</sup> Lenhausen and Nugent, E-9.

<sup>9</sup> Ibid.

<sup>10</sup> Lenhausen and Nugent, E6-E10.

<sup>11</sup> Lenhausen and Nugent, E7-E8.



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between the dwelling and published plan exist. While the rear elevation in plan 1246 is stepped, the Lippitt House has a flat elevation.

Further, the published plan does not include the attached garage formerly present at the Lippitt house. The Lippitt House is also marginally narrower than the published plan. While these differences are deviations from plan 1246, they do not impede identification of the corresponding plan. Furthermore, the Garlinghouse Company purposefully selected the Lippitt House photograph to publish with plan 1246. This selection indicated the company found the dwelling to be representative of the plan.

Similarly, the floorplan of the Lippitt House follows Garlinghouse plan number 1246 with several minor differences that appear to be historic (*Figure 7*). These differences include the absence of a central northeast-southwest central hall and the location of the bathroom on the first floor (*Figures 4 and 8*). On the second floor, the stair and corridor positions mirror those in the published plan (*Figures 4 and 8*). While plan number 1246 includes an additional room adjacent to the master bedroom, this room is absent at the Lippitt House, resulting in a much larger master bedroom that occupies the south half of the second story (*Figures 5 and 8*).<sup>12</sup> Additionally, the master bedroom fireplace depicted on the exterior wall in Garlinghouse plan 1246 is absent in the Lippitt House. These differences are minor deviations from the published plan and do not significantly prevent the house from communicating its associations with the plan. Furthermore, homeowner and builder modifications during the design or construction phase were not uncommon. It is likely differences between the Lippitt House and plan number 1246 reflect such modifications.

The Lippitt House retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the dwelling to illustrate its connection to the historic contexts documented in the MPDF. The history and significance of the Lippitt House is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): The L.F. Garlinghouse Company, c.1906-c.2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The dwelling meets the registration requirements for eligibility defined in Section F, pages 5-6 in the MPDF. As defined, resources eligible for listing under this MPDF must be verified Garlinghouse Company-built dwellings or correspond to documented Garlinghouse plans both on the exterior and interior. They must retain a majority of their character-defining architectural features in accordance with their historic Garlinghouse design and architectural style. They must also retain their historic interior spatial arrangements as shown on available floor plans.<sup>13</sup> While minor differences exist between the Lippitt House

<sup>12</sup> The purpose of this room is not definitely known; however, the plan suggests it may have been a maid's room.

<sup>13</sup> Ibid.

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and Garlinghouse plan 1246, these differences do not obscure their association. It is likely these differences represent modifications made during the design or construction phase. Such modifications were not uncommon and do not preclude a resource from listing under the MPDF provided they do not obscure the resemblance between the resource and the published Garlinghouse plan. The Lippitt House exterior photograph was chosen to represent the plan in the Garlinghouse plan catalogs which further links the resource and the published plan despite minor deviations.

The Lippitt House is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), "Historic Houses of the Garlinghouse Company in Topeka," as an example of the *Plan Book Dwellings post-Depression Era, 1930-1945* property type. Constructed by local builder Ruth Mohler in 1933, the Colonial Revival style dwelling is a significant example of an early-twentieth century Garlinghouse design, specifically plan No. 1246. As outlined in the historic contexts in the MPDF, Garlinghouse dwellings in Topeka are significant for their influence on Topeka's suburban residential building stock during the early- to late-twentieth century.<sup>14</sup>

#### *Building History*

The City of Topeka issued a building permit for the Lippitt House to Ruth Mohler on August 7, 1933.<sup>15</sup> The permit estimated the completion date as November 30, 1933, and listed the estimated construction costs as \$7,500.<sup>16</sup> The 1935 Topeka city directory listed James N. Lippitt, a bookkeeper for the Hall Lithographic Company, and Freda Lippitt as the occupants.<sup>17</sup> The Lippitt House changed ownership twice between 1938 and the mid-1980s. Residents during this period included Cecil Wiley, an assistant manager at International Harvester Co., and his wife Bertha, and Frank Down, chief clerk at the Atchison, Topeka, and Santa Fe Railroad, and his wife, Violet.<sup>18</sup> The dwelling was vacant between 1985 and 1988; however, it has remained occupied as a single-family dwelling since 1989.<sup>19</sup>

#### *Builder*

Ruth Mohler (1881-1956) was notable in Topeka as a female builder and contractor during an era when it was uncommon for women to participate in the industry. Mohler's interest in real

<sup>14</sup> Lenhausen and Nugent, F3-F4.

<sup>15</sup> Topeka Building Permits. A-15294. On file, Topeka and Shawnee County Library. Note the permit lists a Grant Road Address. Grant Road was renamed Granthurst in 1938.

<sup>16</sup> Ibid.

<sup>17</sup> 2532 Southwest Granthurst Avenue was not complete for listing in the 1933 directory. No directory was published in 1934.

<sup>18</sup> Kansas Historical Society. "2532 Southwest Granthurst Avenue." Preliminary Site Information Questionnaire. February 18, 2018. N.p.

<sup>19</sup> Ibid.

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estate began in the early 1920s when her father gifted her two lots on the south side of Topeka's Central Park.<sup>20</sup> Mohler subsequently sold the lots and used the proceeds to acquire additional lots throughout the city. She continued this pattern and began to use the profits from the land sales to construct houses.<sup>21</sup> Her persistence paid off, and in 1925 she received a large loan to purchase the Sells Estate which included 130 lots.<sup>22</sup> On the lots, she constructed single-family homes ranging in price from \$7,000 to \$12,500.<sup>23</sup> Mohler favored the "English country cottage" and built many houses, including the nominated property, in the Colonial Revival style.<sup>24</sup> While Mohler primarily built single-family dwellings, she also served as the contractor for the Kappa Sigma and Phi Delta houses on the Washburn University campus (c. 1928-1930).<sup>25</sup> Like many Americans, Ruth Mohler experienced financial hardship during the Great Depression. Construction limitations enacted during World War II further exacerbated these hardships and Mohler ended her business before the war's end.<sup>26</sup> Following the war, she continued to build houses on demand, primarily for friends and family, although the extent of her business post-war is unknown.<sup>27</sup> It is estimated she constructed between fifty and sixty houses in Topeka during her career.<sup>28</sup>

*Conclusion*

The Lippitt House at 2532 Southwest Granthurst Avenue, Topeka, Shawnee County, Kansas is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, "Historic Houses of the Garlinghouse Company in Topeka," in the *Plan Book Dwellings post-Depression Era, 1930-1945* property type. Constructed in 1933, the Colonial Revival dwelling is an excellent example of a Garlinghouse Company dwelling designed in the style as outlined in pages E-16-17 and F-1-F-6 in the MPDF and represents an intact example of a *Plan Book Dwellings post-Depression Era, 1930-1945* dwelling corresponding to Garlinghouse plan number 1246. The period of significance is 1933, the year of construction, and the Lippitt House retains integrity to communicate its architectural significance.

<sup>20</sup> James H. Ransom, MD. "Building on Her Reputation. From Home-Maker to Home-Builder: A Brief History of Ruth McClintock Mohler." Presented at the Jayhawker Club, Topeka, Kansas. January 21, 1998.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

<sup>23</sup> Equivalent to approximately \$101,000 to \$181,000 in 2019 currency.

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Ceil Priest. "Grandma's Life Close to Home." *Topeka Capital-Journal* (May 7, 1978):3.

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**Verbal Boundary Description**

The boundary of the James and Freda Lippitt House, Topeka, Shawnee County, Kansas nomination corresponds to the current legal parcel boundaries: Block 14, Lot 12+, Block 14 Lot 12 & S 45.3ft Lot 13, Country Club Place, Section 07, Township 12, Range 16.

**Boundary Justification**

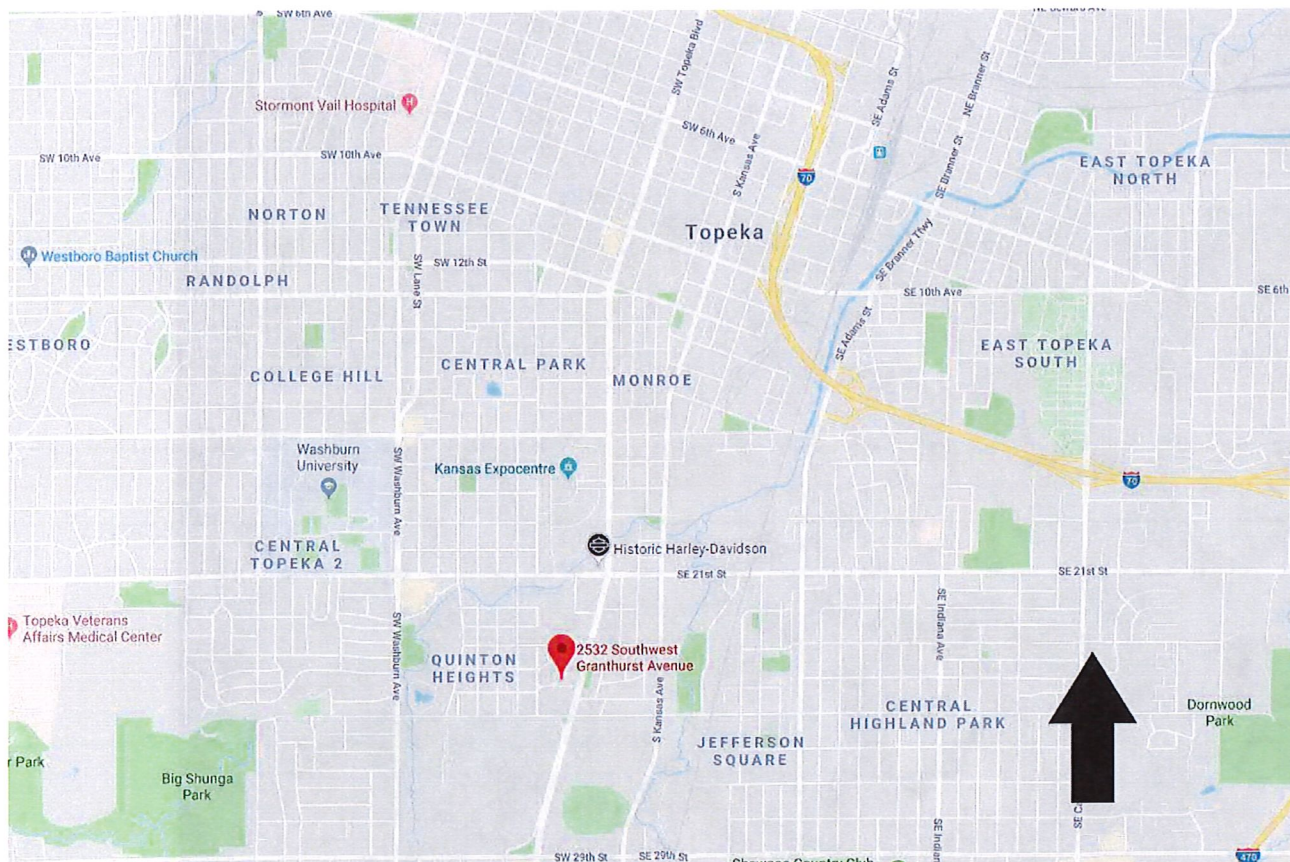
The boundary includes the parcel historically and currently associated with the nominated resource.

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Figure 1. Location Map. Source: Google Maps, 2018.



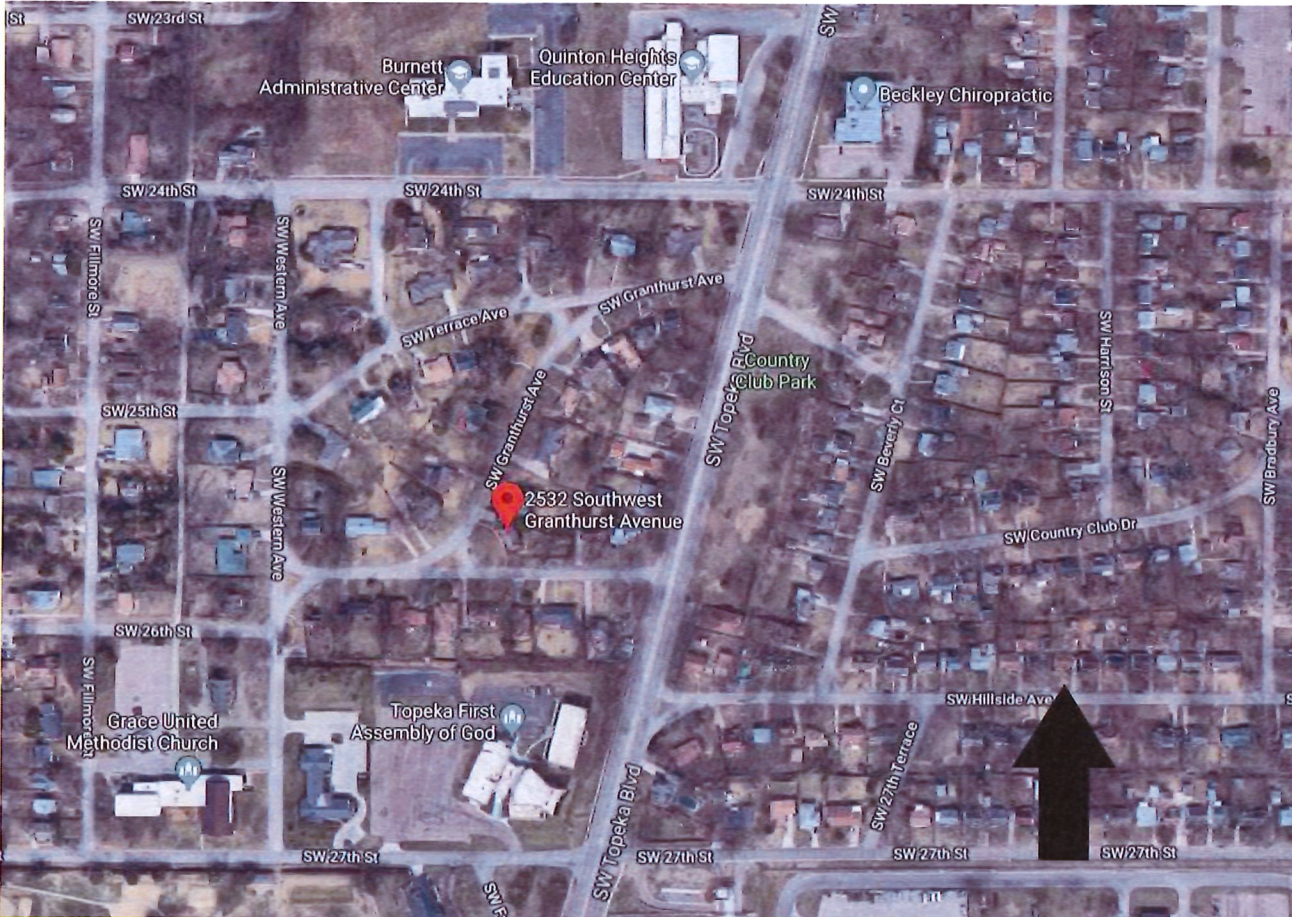


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Figure 2. Context Map. Source: Google Earth, 2018.





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**Figure 3.** Site Map. Contributing dwelling in green, non-contributing shed in red. *Source: Shawnee County Assessor, 2018.*



The Lippitt House  
2532 Southwest Granthurst Avenue, Topeka, Kansas.  
39.024177  
-95.685986

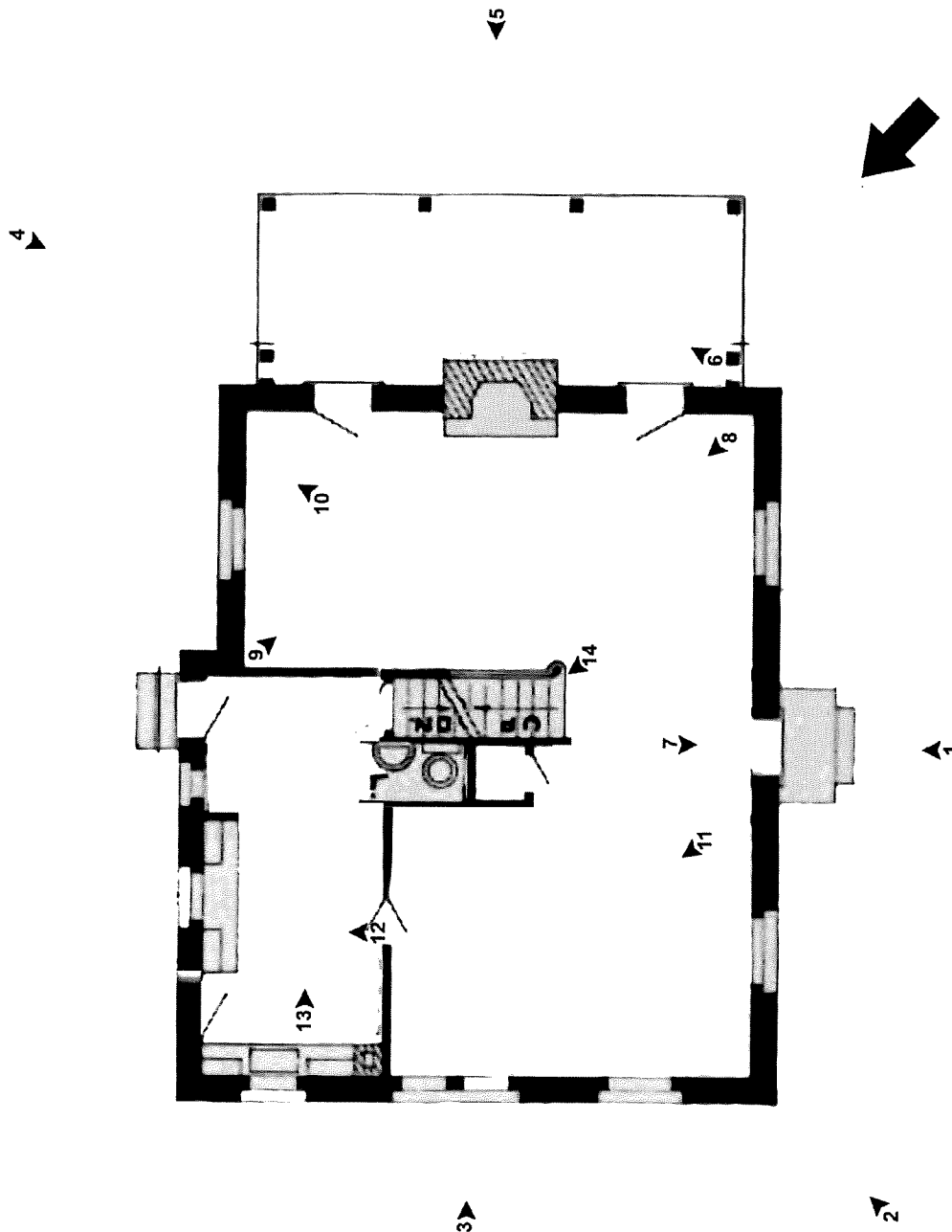


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**Figure 4.** Photo Map, Exterior and First Floor. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56. Adapted by Rosin Preservation, 2019.



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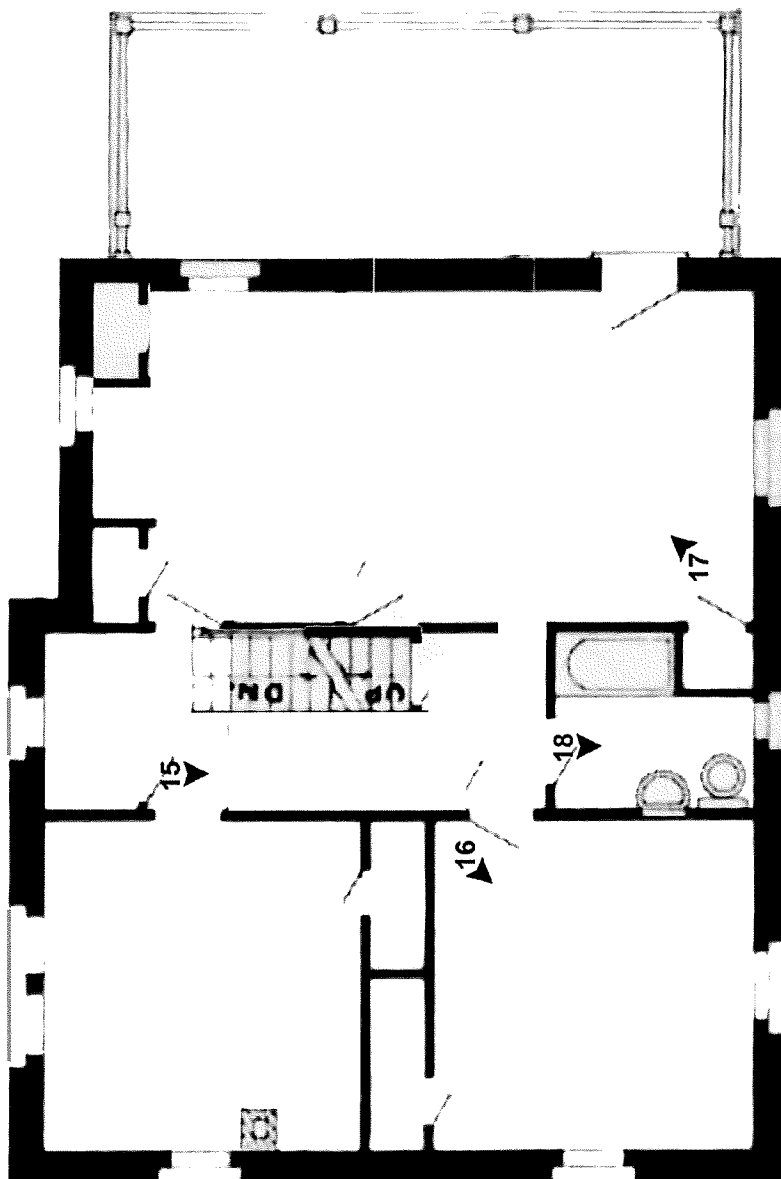
Shawnee County, Kansas

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**Figure 5.** Photo Map, Interior. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56. Adapted by Rosin Preservation, 2019.

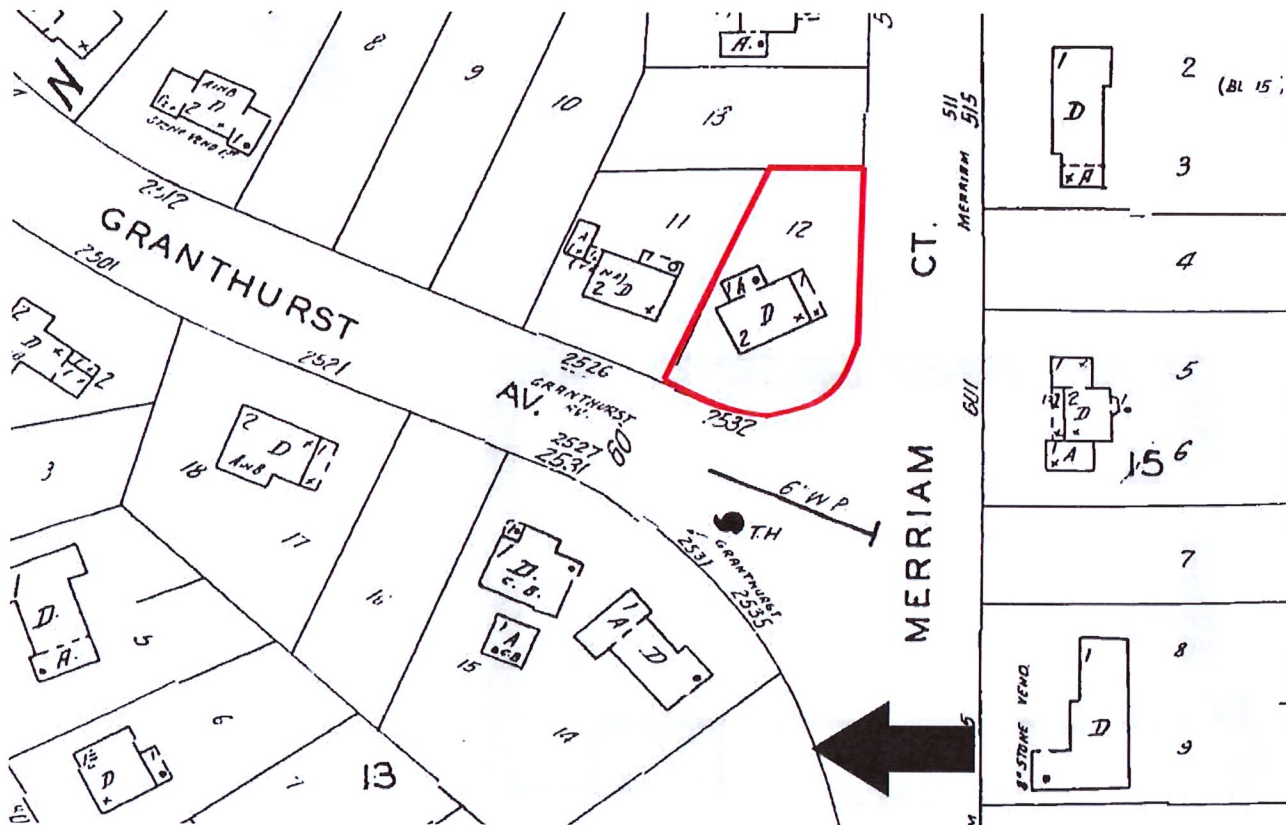


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**Figure 6.** The Lippitt House, 2532 Southwest Granthurst Avenue, 1950. Source: Sanborn Fire Insurance Map, Volume 2, September 1913-1950, Sheet 132.

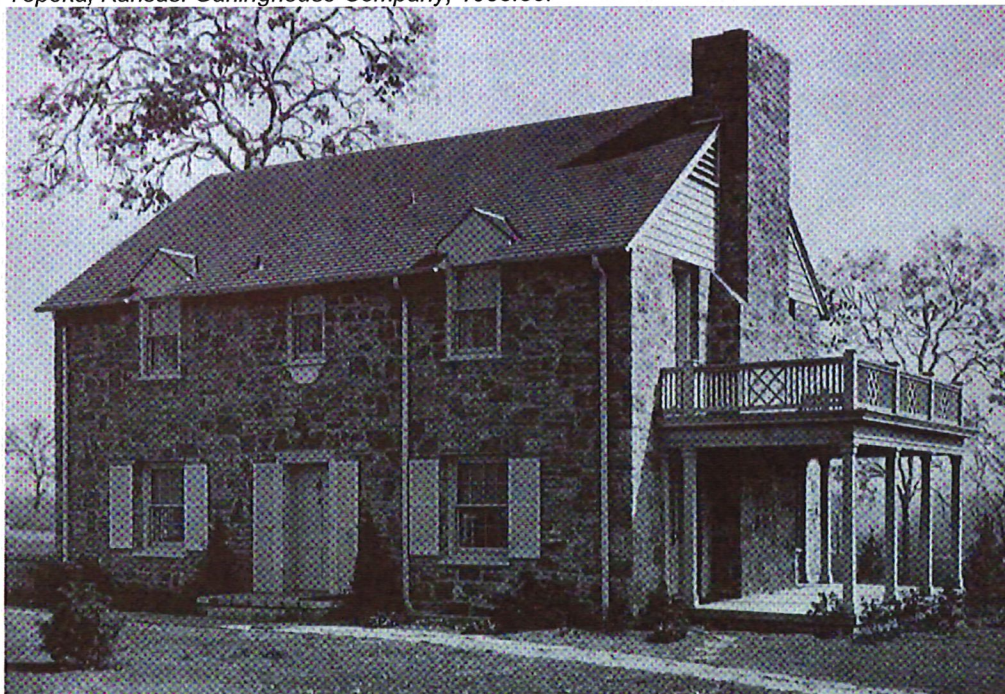


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**Figure 7.** Garlinghouse Plan Number 1246, 1938. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56.



No. 1246—An exceptionally charming two-story design with native stone exterior. The fine large living room, the long central hall opening on to the garden in the rear, the excellent arrangement of dining room, breakfast room and closets, make up the convenient first floor, and on the second floor are four bed rooms, bath and ample closet space.

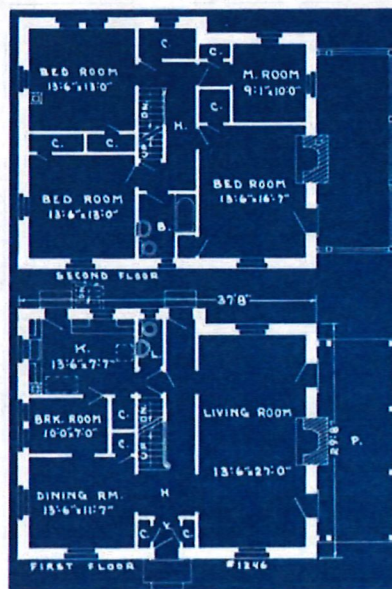
Cubic Feet:

Basement . . . . .	7,275
First Floor . . . . .	8,225
Second Floor . . . . .	8,225
Attic . . . . .	4,536

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$20.00  
Duplicate sets with original order . . . Per set, 5.00

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L. F. Garlinghouse Company, Topeka, Kansas.

• Osborne House. A favorite residence of the late Queen Victoria, situated near East Cowes on the Island of Wight. In 1840, it was enlarged and beautified at the cost of 200,000 pounds. The estate comprises an area of 5,000 acres. Here Queen Victoria died on January 22nd, 1901.





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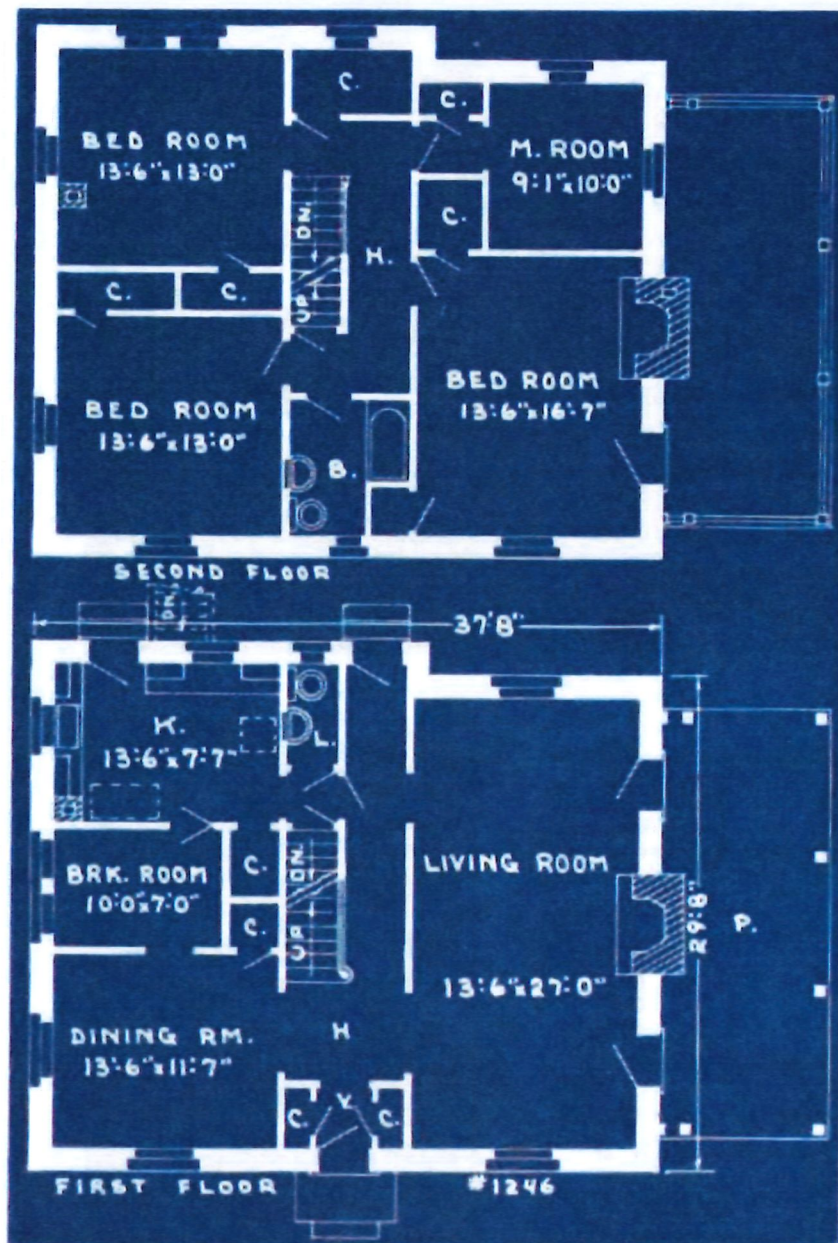
Shawnee County, Kansas

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Figure 8. Detail, Garlinghouse Plan Number 1246, 1938. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name 116 Southwest The Drive

Other names/site number KHRI #177-4185

Name of related Multiple Property Listing Historic Houses of the Garlinghouse Company in Topeka

## 2. Location

Street & number <u>116 Southwest The Drive</u>	N/A	not for publication
City or town <u>Topeka</u>	N/A	vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66606</u>		

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria:    A    B X C    D

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register    determined eligible for the National Register

   determined not eligible for the National Register    removed from the National Register

   other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

116 Southwest The Drive  
Name of Property

Shawnee County, Kansas  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

### Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

### Materials

(Enter categories from instructions.)

foundation: STONE: Limestone

walls: WOOD: Weatherboard

WOOD: Shingle

roof: ASPHALT

other:

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

☒

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Topeka and Shawnee County Public Library

Historic Resources Survey Number (if assigned): \_\_\_\_\_



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## 10. Geographical Data

Acreage of Property Less than one acre

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 39.062508 -95.697678  
Latitude: Longitude:

3 \_\_\_\_\_  
Latitude: Longitude:

2 \_\_\_\_\_  
Latitude: Longitude:

4 \_\_\_\_\_  
Latitude: Longitude:

### UTM References

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

## 11. Form Prepared By

name/title Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist  
organization Rosin Preservation, LLC. date August 2019  
street & number 1712 Holmes telephone 816.472.4950  
city or town Kansas City state MO zip code 64108  
e-mail emily@rosinpreservation.com

## Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: 116 Southwest The Drive

City or Vicinity: Topeka

County: Shawnee State: Kansas

Photographer: Brad Finch, f-stop Photography

Date

Photographed: July 31, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17: Primary (west) elevation, view E
- 2 of 17: Primary (west) and north elevations, view SE.
- 3 of 17: East elevation, view W.
- 4 of 17: West and south elevations, view NW.
- 5 of 17: South and primary (west) elevations, view NE.
- 6 of 17: Living room, view SW.
- 7 of 17: Dining room, view NW.
- 8 of 17: Dining room built-in, south wall, view SE.
- 9 of 17: Kitchen, view SW.
- 10 of 17: Secondary entrance, enclosed porch, view NE.
- 11 of 17: East-west corridor, view W.
- 12 of 17: East bedroom, view SW.
- 13 of 17: Bathroom, view SE.
- 14 of 17: West bedroom, view SE.
- 15 of 17: Historic attic staircase, view E.
- 16 of 17: Historic garage, view NW.
- 17 of 17: Historic garage, view SE.

116 Southwest The Drive

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**Figure Log:**

Include figures on continuation pages at the end of the nomination.

**Figure 1.** Location Map. *Source: Google Maps, 2018.*

**Figure 2.** Context Map *Source: Google Maps, 2018.*

**Figure 3.** Site Map. *Source: Shawnee County GIS, 2019.*

**Figure 4.** Photo Map, Exterior.

**Figure 5.** Photo Map, Interior.

**Figure 6.** Edgewood Park Advertisement. *Source: Topeka Daily Capital, June 1, 1913.*

**Figure 7.** 116 Southwest The Drive, c. 1950. *Source: Sanborn 1913-1950.*

**Figure 8.** Garlinghouse Plan Number 222. *Source: Bungalow Homes: Enlarged Second Edition (1920):15.*

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116 Southwest The Drive

Name of Property  
Shawnee County, Kansas

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Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

**SUMMARY**

The house at 116 Southwest The Drive is a one-and-one-half-story Craftsman/Bungalow dwelling in Topeka, Shawnee County, Kansas. The Garlinghouse Company designed and constructed the dwelling in the Garlinghouse Company showcase neighborhood Edgewood Park. Constructed c. 1916, 116 Southwest The Drive corresponds to Garlinghouse plan number 222 published in the Garlinghouse Company plan book *Bungalow Homes: Enlarged Second Edition* (1920). The house was constructed in the Edgewood Park subdivision that Garlinghouse Company platted in 1913 to showcase the company's services. The dwelling features a gable-front roof, historic wood clapboard and shingle cladding, and historic wood windows included in the plan. A wide, open porch spans the primary elevation while an enclosed rear porch is located at the rear. The exterior remains largely unchanged and retains its historic form, materials, and features. The interior largely retains its historic plan, finishes, and character-defining built-in features typical of early-twentieth century Garlinghouse dwellings and included in Garlinghouse plan number 222. The house at 116 Southwest The Drive retains integrity and communicates feelings about and associations with the period of significance.

**ELABORATION**

**Setting**

The house at 116 Southwest The Drive is in a historically suburban area of Topeka, approximately two miles northwest of the downtown city center (*Figure 1*). The dwelling is in a residential area bound to the north by Interstate 70 and Auburndale Park; Southwest Quinton Avenue to the east; Southwest Willow Avenue and Southwest 6<sup>th</sup> Street to the south; and Southwest MacVicar Avenue to the west. The Auburndale, Potwin<sup>1</sup>, and Kenwood neighborhoods comprise this trapezoidal area. Streets are arranged primarily along an orthogonal street grid. The grid is oriented on the cardinal directions and contrasts with the surrounding grid which is skewed northwest-southeast to align with the historic commercial center of downtown Topeka. The Drive curves and interrupts the grid. The Drive starts at West 1<sup>st</sup> Avenue with a northeast-southwest orientation but then hooks around to a southeast-northwest orientation and ends at Southwest 2<sup>nd</sup> Avenue. The Drive forms the east perimeter of Edgewood Park. The public park measures approximately one-tenth of a square mile and contains tennis courts, playground equipment, and open grassy areas. Mature deciduous trees are present throughout, and a narrow stream with concrete culverts spans the east half. The public park shares its name with the historic Garlinghouse plat and speculative development located immediately west.

<sup>1</sup> The Potwin Place Historic District was listed in the National Register of Historic Places on May 1, 1980 and contains roughly eight blocks.



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The Drive forms the western boundary of the historic plat which extends north to West 1<sup>st</sup> Avenue, east to Elmwood Avenue; and south to Southwest 2<sup>nd</sup> Street (*Figure 6*)<sup>2</sup> The triangular island located at the convergence of The Drive, Knox Avenue, and West 1<sup>st</sup> Avenue was also included in the development. Garlinghouse platted the Edgewood Park subdivision in 1913 and construction began soon after. The subdivision served as a showcase development for the firm's design and construction capabilities. One and two-story single-family residences from the 1890s and 1920s fill the blocks. Small-scale commercial resources are concentrated along the west half of Southwest 6<sup>th</sup> Street. Large, open grassy areas and two modern dwellings are located on the east side of North Elmwood Avenue on the former Potwin Elementary School site.<sup>3</sup> Ornamental grass lawns, garden beds, and mature trees characterize the landscaping. Concrete curbs and sidewalks line most streets.

The house at 116 Southwest The Drive is sited on an irregularly shaped narrow lot and fronts Southwest The Drive and Edgewood Park to the west (*Figure 2*).<sup>4</sup> A narrow alley at the rear and accesses a historic single car detached garage, short concrete driveway, and a small gravel parking area (*Figure 3*). A concrete walkway bisects the ornamental lawn at the primary elevation and accesses the porch stairs. Mature trees and shrubbery characterize the landscaping. Shrubs and ornamental grasses are concentrated at the foundation lines. A wood fence encloses the rear lawn and obscures it from view.

## Exterior

### Summary

116 Southwest The Drive is a one-story Craftsman/Bungalow dwelling with a rectangular plan (*Figure 4*). The dwelling fronts Southwest The Drive to the west and has a foundation with rough-cut rectangular limestone blocks set at angles to create a highly textured appearance and a cross-gable roof with asphalt shingles. Historic wood clapboard and shingles clad the dwelling. Painted wood clapboard covers the lower half of the walls on each elevation while wood shingles clad the upper half and gable ends.

### West (Primary) Elevation

The west (primary) elevation is three bays wide (*Photos 1 and 2*). Double-hung historic wood cottage windows fill the outer bays. The north window has clear glazing while the south window has decorative stained-glass glazing in the upper sash. The primary entrance defines the center

<sup>2</sup> West 1<sup>st</sup> Avenue was formerly Laurel Avenue while Southwest 2<sup>nd</sup> Street was Park Avenue. The street names were changed c. 1938.

<sup>3</sup> Potwin Elementary School was closed in 1996 and demolished shortly thereafter. Two dwellings were constructed on the site in 2008.

<sup>4</sup> Lots fronting Southwest The Drive are skewed slightly southwest along the curving street. For simplicity, the cardinal directions are used throughout the description.

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bay and contains a historic wood door with four-light glazing and vertical muntins; a non-historic aluminum glazed storm door protects the historic door (*Photo 1*). The bays are recessed under the gable end of the attic to form a full-width open porch. Wood stairs with a simple wood handrail access the porch slightly south of center. The porch has a wood floor and clapboard-clad knee-walls line the perimeter. Groups of three square wood columns support the gable roof from the outer corners of the porch. A historic seven-light fixed wood window with vertical muntins is centered in the gable-end (*Photo 2*).

*North Elevation*

The north elevation is three-bays wide (*Photo 2*). One-over-one double-hung wood windows fill all three bays. The center bay is smaller in size than the other two. A seven-light historic wood window is centered in the cross-gable. The foundation is exposed at the basement level. Two seven-light historic wood windows with wood storm windows pierce the foundation.

*East Elevation*

The east elevation is four asymmetrical bays wide. A historic one-over-one wood window fills the north bay, which pierces the main portion of the house with the same cladding materials as the other elevations. A shed-roof enclosed porch extends from the elevation and contains the remaining three bays (*Photos 3 and 4*). An entrance defines the south bay and contains a historic wood door with glazing and a non-historic aluminum storm door. Narrow, rectangular windows with stained-glass glazing flank the entrance abut the entrance bay. Historic one-over-one wood windows with non-historic aluminum storm windows fill the center two bays. Brick piers support the three-quarter width porch and vertical wood planks clad the exterior. Non-historic wood latticework fills the space between the piers. A non-historic shallow, open wood porch extends from the entrance. A flat roof shelters the wood porch, and a short run of non-historic wood stairs accesses the porch (*Photo 4*). Historic one-over-one wood windows pierce the north and south enclosed porch elevations.

*South Elevation*

The south elevation is three bays wide (*Photo 5*). One-over-one double-hung wood windows fill all bays. The first and second bays are equal size while the third bay is substantially shorter. A shed-roof bump-out extends between the second and third bays (*Photo 5*). The bump-out abuts the second bay. A seven-light historic wood window is centered in the cross-gable. The foundation is exposed at basement level. Two seven-light historic wood windows with wood storm windows pierce the foundation.

**Interior**

Historic interior finishes are retained throughout the dwelling and include narrow plank wood floors, wood doors, and historic plaster walls and ceilings. Historic wood baseboards remain in

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most locations. Wood trim is largely intact throughout; however, has been removed from several doors. The historic wood trim and baseboards feature simple, rectilinear profiles. Historic hardware including hinges and doorknobs remain in most locations. The historic plan does not appear altered and corresponds to Garlinghouse plan number 222. Historic built-ins remain in the living room and dining room and correspond to those depicted in the Garlinghouse plan.

The primary entrance opens to the living room, which is roughly square in plan (*Figure 5, Photo 6*). Low historic wood bookcases visually separate the living room from the dining room (*Photo 7*). Ghost impressions in the shelving tops indicate the locations of wood columns that once supported the large open span between the living room and dining room. The dining room is roughly square in plan with a historic built-in buffet recessed into the south wall (*Photo 8*). The oak buffet features three drawers and cabinets in the lower half. Non-historic glass pulls replace the historic drawer pulls and cabinet handles, however, historic hinges remain on the cabinetry. Decorative glazing with vertical muntins ornaments the cabinet doors. Open shelving tops the drawers and cabinetry. A divided mirror backs the bottom shelf while the upper two shelves are painted. Ghost impressions indicate the locations of door hinges, suggesting the buffet shelving was not historically open. A doorway in the east wall opens to a kitchen at the rear (*Photo 9*). The kitchen cabinetry has been removed. However, it retains its historic plan, wood floor, and plaster walls (*Photo 9*). An enclosed porch is positioned to the east and contains the secondary entrance. A historic paneled wood door with single-light glazing fills the secondary entrance opening (*Photo 10*). A short north-south corridor in the north wall of the kitchen access the dwelling's north side (*Figure 5*). A historic wood door in the west corridor wall accesses the basement stairs. The stone basement is unfinished. The short corridor opens to an east-west corridor which accesses two bedrooms and one bathroom (*Photo 11*). Both bedrooms are roughly square in plan and retain their historic finishes including plaster walls and ceilings, wood floors, and historic heating grates. (*Photos 12 and 14*). The bathroom is located between the bedrooms. It retains historic wainscot, plaster walls and ceilings, and a historic claw-foot tub (*Photo 13*). A historic wood door in the northeast corner of the dining room opens to a historic wood staircase which accesses the unfinished attic (*Photo 15*).

### Garage

A historic single-car detached garage is in the northeast corner of the lot (*Figures 3 and 4; Photos 16 and 17*). It has a rectangular plan and an asphalt gable-front roof. Historic wood lap clads the exterior. The garage is one bay wide and one bay deep. A non-historic overhead garage door fills the vehicular bay. While non-historic, the garage door fills the historic opening. A one-over-one wood window is centered on the south elevation. A pedestrian entrance defines the north elevation bay. A vertical wood plank door fills then entrance and retains historic hardware (*Photo 17*). Although the precise construction date is unknown, it pre-dates 1950. The garage retains its integrity and is a contributing resource.

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**Integrity**

The house at 116 Southwest The Drive retains excellent integrity. The dwelling retains its historic exterior elements and interior plan which correspond to Garlinghouse plan number 222 published in *Bungalow Homes: Enlarged Second Edition* (1920). Historic wood clapboard and shingle cladding, as depicted in the published plan, is intact. Historic windows and doors remain in their historic locations. Character-defining features including the open, full-width front porch, multi-light window with vertical muntins in the gable apex, wood clapboard and shingle cladding, and highly textured limestone foundation remain intact. Exterior alterations include a shed-roof enclosed porch at the rear elevation and the partial removal of drip edges above the historic windows. The rear porch enclosure is likely a historic alteration and is complementary in size, scale, and design. The MPDF notes that porch enclosure or screening is a common alteration to historic Garlinghouse dwellings. The rear porch enclosure is located at a tertiary elevation and does not significantly alter the historic form, character, or massing of the nominated resource.

Consequently, it does not significantly reduce integrity nor impede the communication of significance. While the drip edges were partially removed to apply vinyl siding, which was removed in June 2019, the remaining material communicates the historic size and shape. The asphalt roof is a replacement; however, it is likely in kind with the historic material and does not alter the roof pitch or form. The interior retains its historic plan, as depicted in Garlinghouse plan 222, and finishes with few alterations. The kitchen cabinet removal is the only significant interior alteration. While the cabinets have been removed, the kitchen retains its historic plan, wood floor, and plaster walls and ceiling. Alterations the kitchen are permissible under the registration requirements outlined in the MPDF, which state "alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however, all other interior spaces and features should be intact, sufficient to communicate the historic function and design."<sup>5</sup> Overall, alterations to 116 Southwest The Drive are minimal and do not obscure the historic design (the plan), materials, workmanship, or feeling. The dwelling remains in its original location and retains associations with the Garlinghouse Edgewood Park development as well as its character-defining features. This dwelling consequently retains excellent integrity.

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<sup>5</sup> Ibid.



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**Statement of Significance**

The house at 116 Southwest The Drive, Topeka, Shawnee County Kansas is significant at the local level under Criterion C in the area of ARCHITECTURE. Listing of the dwelling is proposed under the Multiple Property Documentation Form "Historic Houses of the Garlinghouse Company in Topeka,"<sup>6</sup> as an example of the *Edgewood Park Neighborhood Dwellings* property type. The history and significance of 116 Southwest The Drive is associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): "The L.F. Garlinghouse Company, c. 1906-c.2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The dwelling at 116 Southwest The Drive is architecturally significant within these contexts as an intact example of Garlinghouse plan number 222 and is an early twentieth-century bungalow dwelling designed and built by the Garlinghouse Company in Topeka, Shawnee County, Kansas. The nominated resource meets the MPDF registration requirements for listing. Designed and built by local plan book design firm the Garlinghouse Company and constructed c. 1916, the one-story bungalow dwelling corresponds to plan number 222 and the accompanying photograph as published in the Garlinghouse company plan book *Bungalow Homes: Enlarged Second Edition* (1920). It exhibits the character-defining features associated with Garlinghouse Craftsman/bungalow dwellings and included in the Garlinghouse plan 222. The nominated resource retains its historic rectangular plan, cross-gable roof, textured limestone foundation, and wood clapboard and shingle cladding. A full-width open porch, wood door with vertical glazing, and multi-light wood windows with vertical muntins correspond to the Garlinghouse plan. The historic interior spatial arrangement is retained and is in keeping with Garlinghouse plan 222. Historic built-in bookcases and a buffet The dwelling is also significant for its associations with the Edgewood Park plat, a showcase development for the firm's growing design services. The period of significance is c. 1916, the year of construction, and the building retains excellent integrity to communicate its significance.

**Elaboration**

As explained in the MPDF context "The L.F. Garlinghouse Company, c.1906-c.2002," Topeka experienced significant growth in population during the late-nineteenth century. This dramatic population increase resulted in a building boom which included the development of multiple new residential neighborhoods throughout the city. Taking advantage of the building boom, Topeka resident Lewis Fayette Garlinghouse established the Garlinghouse Realty Company in 1906.<sup>7</sup> Although the Garlinghouse Company originally offered only realty services, it soon expanded its operations. In 1913, the company platted the Edgewood Park subdivision which included thirty-one residential lots bound by 1<sup>st</sup> Street on the north, Elmwood Avenue on the east, 2<sup>nd</sup> Street on

<sup>6</sup> Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

<sup>7</sup> Lenhausen and Nugent, E-7.

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the south, and The Drive on the west (*Figure 6*).<sup>8</sup> Garlinghouse established its first speculative development on these lots; the company is credited with the design and construction of twenty-one of the twenty-seven single-family dwellings constructed in the Edgewood Park plat.<sup>9</sup> The dwellings were primarily one and one-and-one-half story bungalows of a modest size designed for a rising middle class in Topeka.<sup>10</sup> The Edgewood Park development and other design and construction projects scattered throughout the city signaled a significant transition for the firm. The dwelling at 116 Southwest Drive was constructed within this context in the Craftsman/Bungalow style. When constructed c. 1916, the dwelling demonstrated the Garlinghouse Company design and construction capabilities and was a significant resource within the Edgewood Park showcase development. Many of the Edgewood Park designs, including plan Number 222 based on 116 Southwest The Drive, were soon featured in the company's first plan book, *Bungalow Homes* (1916).

Plan books contributed to suburban development nationwide during the late-nineteenth and twentieth centuries. The Garlinghouse Company contributed significantly to early suburban residential architecture in Topeka through its prolific plan book publications as well as its early-twentieth century construction operations. In the decades following the Edgewood Park development and the first edition of *Bungalow Homes*, the Garlinghouse Company rose to prominent status within the plan book market.<sup>11</sup> The firm continued to market its designs to the middle-class, emphasizing such factors as affordability, practicality, and convenience.<sup>12</sup>

The dwelling at 116 Southwest The Drive is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), "Historic Houses of the Garlinghouse Company in Topeka," as an example of the *Edgewood Park Neighborhood Dwellings* property type. The Garlinghouse Company constructed the nominated resource c. 1916 in the Craftsman/Bungalow style, one of the firm's signature styles. As outlined in the MPDF, the dwellings the company designed and built were completed in a limited stylistic range.<sup>13</sup> The Craftsman/Bungalow was most commonly utilized within this range.

The Craftsman/Bungalow grew from the early designs of Charles Sumner Green and Henry Mather Greene, who practiced architecture in California from 1893 to 1914, and was popular in

<sup>8</sup>Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19. The nominated property was constructed in this development and is highlighted on Figure 6.

<sup>9</sup> Lenhausen and Nugent, E-9.

<sup>10</sup> Ibid.

<sup>11</sup> Lenhausen and Nugent, E-9-E-14.

<sup>12</sup> Lenhausen and Nugent, E-10-E-11.

<sup>13</sup> Lenhausen and Nugent, E-14-E-20.

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Historic Houses of the Garlinghouse Company in Topeka  
Name of multiple listing (if applicable)

American residential design from c. 1905 through 1930. The Greene's incorporated elements inspired from Asian architecture and the English Arts and Crafts movement into designs for simple and elaborate bungalows. Architectural magazine and builder pattern books popularized the style and it became the most popular style for fashionable, smaller houses during the early twentieth century. Character defining features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or battered piers.

The Garlinghouse Company incorporated many Craftsman/Bungalow designs into its early plan books, including *Bungalow Homes* (1916) and *Bungalow Homes: Enlarged Second Edition* (1920). Garlinghouse plan number 222 incorporates many elements which characterize the style. The simple, rectangular form and cross-gable roof with wide eaves is typical in Craftsman/Bungalow designs. Plan number 222 further exemplifies the style through its pull-width front porch with squared support columns, textured limestone foundation, clapboard and shingle cladding, and wood windows with vertical muntins. The house at 116 Southwest The Drive exhibits these exterior elements as published in *Bungalow Homes: Enlarged Second Edition* (1920). Interior plan elements further typify the style. These elements include a simple interior arrangement, low built-in bookcases, and a built-in buffet recessed into the wall. The nominated resource retains these features and is identifiable as corresponding to plan number 222.

The dwelling is a significant example of an early-twentieth century Garlinghouse Company house, specifically plan 222 and represents associations with the firm's formative years as it established a reputation as a skilled designer and builder. The nominated property is one of several houses the Garlinghouse Company constructed in its showcase subdivision, which served as marketing and promotional tools to illustrate the company's design talents. The ability to feature actual examples of plans executed in contemporary popular architectural styles bolstered the company's design-centric business during and after the Great Depression. While competing firms were unable to retain their position in the plan book market, the Garlinghouse Company emerged as a preeminent plan book publisher. The house at 116 Southwest The Drive is significant at the local level as an excellent intact example of a Garlinghouse Company plan, specifically the Craftsman/Bungalow style plan 222.

The house at 116 Southwest The Drive retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the dwelling to illustrate its connection to the historic contexts documented in the MPDF. The history and significance of 116 Southwest The Drive is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): "The L.F. Garlinghouse Company, c. 1906-c.2000," and "Garlinghouse Architectural Styles, c. 1906-1933." The dwelling is an example of the *Edgewood*

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116 Southwest The Drive

Name of Property

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County and State

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*Park Neighborhood Dwellings* property type and meets the registration requirements for eligibility defined in Section F, page 5-6 in the MPDF. As defined, resources eligible for listing under this MPDF must be verified Garlinghouse Company-built dwellings or correspond to documented Garlinghouse plans both on the exterior and interior. They must retain a majority of their character-defining architectural features in accordance with their historic Garlinghouse design and architectural style. They must also retain their historic interior spatial arrangements as shown on available floor plans.<sup>14</sup>

The house at 116 Southwest The Drive was designed and constructed by the Garlinghouse Company in its Edgewood Park showcase development. Platted in 1913, Edgewood Park served as a showcase for Garlinghouse Company designs. Dwellings constructed in Edgewood Park were later featured in the company's first plan book, *Bungalow Dwellings* (1916), and its subsequent editions. 116 Southwest The Drive corresponds to Garlinghouse Plan 222 featured in *Bungalow Homes: Enlarged Second Edition* (Figure 8).<sup>15</sup>

#### *Building History*

The house at 116 Southwest The Drive is located within the Edgewood Park development. Garlinghouse platted the development in 1913 and construction within Edgewood Park began soon after. The firm was responsible for construction and design of the houses built within the plat. City directories indicate Arthur R. Smith and wife Claribel Smith occupied the dwelling for approximately forty years beginning in 1926.<sup>16</sup> The couple's three children and one son-in-law resided with them in 1940. Arthur R. Smith was employed as a bookkeeper for the First National Bank while Claribel did not work outside the home. The resource has remained a single-family dwelling since its construction. Vinyl siding was applied at an unknown date. In June 2019, the owners removed the vinyl siding to reveal the historic wood clapboard and shingle cladding.

#### *Conclusion*

The dwelling at 116 Southwest The Drive, Topeka, Shawnee County, Kansas is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, "Historic Houses of the Garlinghouse Company in Topeka," property type *Edgewood Park Neighborhood Dwellings*. Constructed c. 1916 in the Edgewood Park development, the dwelling

<sup>14</sup> Lenhausen and Nugent, F3-F4.

<sup>15</sup> Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920 [digitized online] available from HathiTrust <https://babel.hathitrust.org/cgi/pt?id=nyp.33433071110153>. (accessed June 26, 2019).

<sup>16</sup> Arthur R. Smith was last located in the 1963 city directory. It is unclear how long he or wife Claribel occupied the dwelling past 1963. City directories did not yield information about who, if anyone, lived in the house prior to the Smiths.



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represents the firm's early, formative years as the company designed and built houses in its own subdivision to showcase the depth of its design skills. The Craftsman/Bungalow dwelling is an excellent example of a Garlinghouse Company dwelling, specifically plan 222, designed in the style as outlined in pages E11 and F1-F4 in the MPDF. The period of significance is c.1916, the year of construction. The dwelling at 116 Southwest The Drive retains excellent integrity to communicate its architectural significance.

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116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

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Name of multiple listing (if applicable)

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Lenhausen, Emily and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

Topeka City Directories, 1926-1963.

United States Federal Census, 1930 [digitized online] available from Ancestry. [https://www.ancestry.com/interactive/6224/4584479\\_00111?backurl=&ssrc=&backlabel=Return](https://www.ancestry.com/interactive/6224/4584479_00111?backurl=&ssrc=&backlabel=Return) (accessed June 26, 2019).

United States Federal Census, 1940 [digitized online] available from Ancestry <https://www.ancestry.com/interactive/2442/m-t0627-01261-00028?backurl=&ssrc=&backlabel=Return> (accessed June 26, 2019).

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116 Southwest The Drive

Name of Property

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Name of multiple listing (if applicable)

**Verbal Boundary Description**

The boundary of the 116 Southwest The Drive, Topeka, Shawnee County, Kansas nomination corresponds to the current legal parcel boundaries a portion of Lot 24 beginning at the northeast corner of Lot 25 and continue east fifty-seven and one-half feet; approximately thirty feet south; forty feet west; and then forty feet north. The boundary also contains the entirety of Lot 25.

**Boundary Justification**

The boundary corresponds to the current legal parcel boundaries.

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116 Southwest The Drive

Name of Property

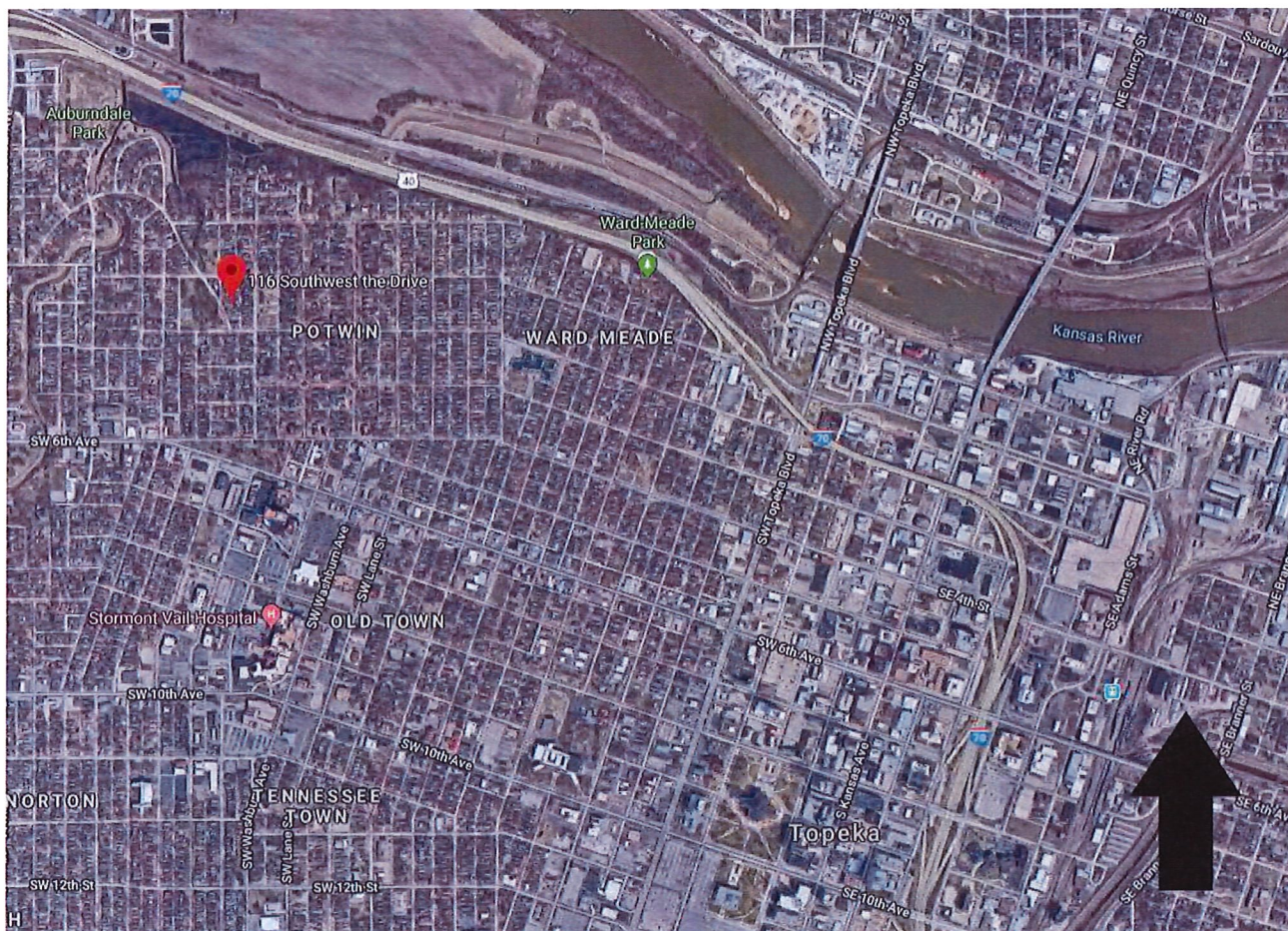
Shawnee County, Kansas

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Figure 1. Location Map. Source: Google Maps, 2018.





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Figure 2. Context Map. Source: Google Maps, 2018.



116 Southwest The Drive, Topeka, Kansas.  
39.062508  
-95.697678

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Figure 3. Site Map. Source: Shawnee County Assessor, 2018.



116 Southwest The Drive, Topeka, Kansas.

39.062508

-95.697678

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116 Southwest The Drive

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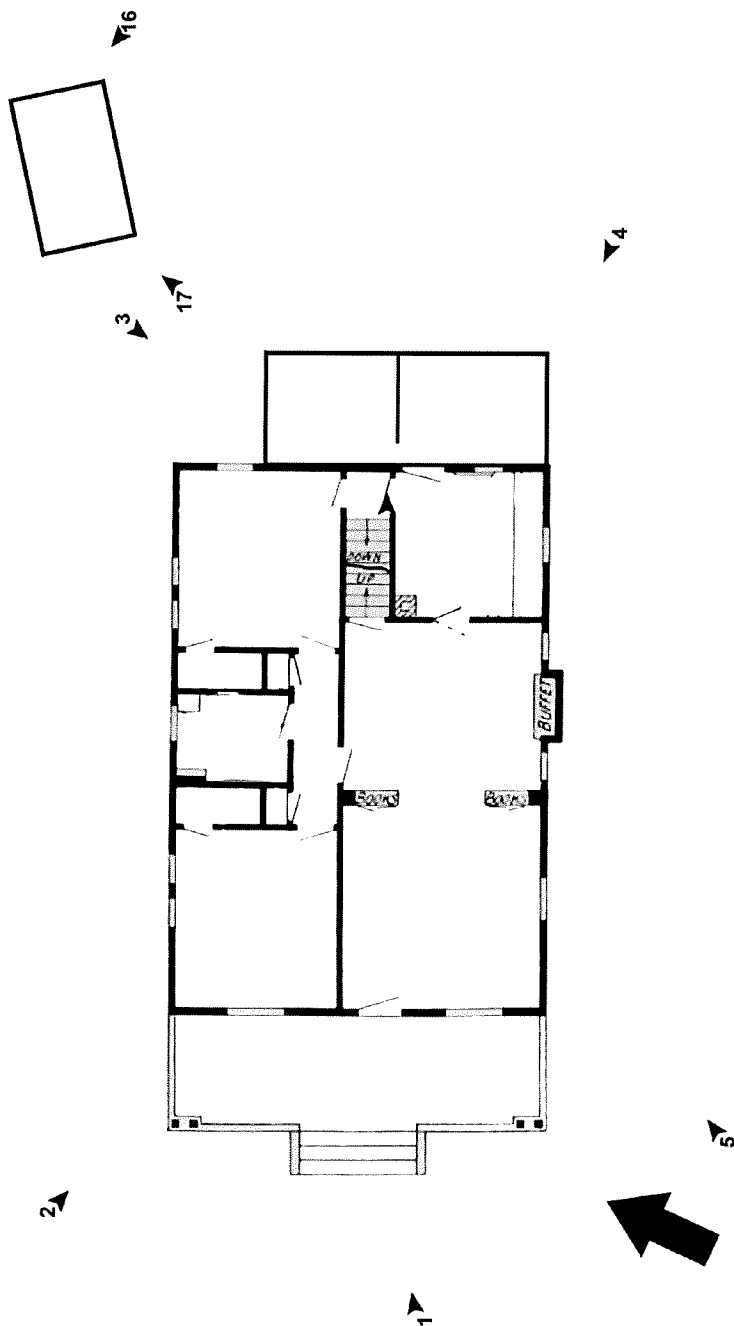
Shawnee County, Kansas

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**Figure 4.** Photo Map, Exterior. Source: *Bungalow Homes, Second Edition (1920):15*. Adapted by Rosin Preservation, 2019.

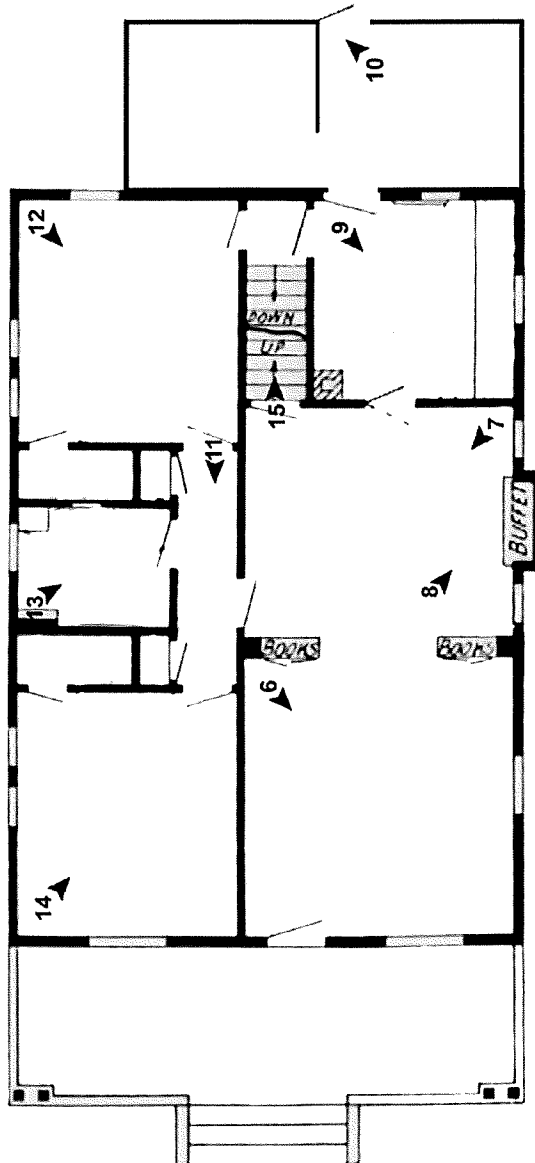


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Figure 5. Photo Map, Interior. Source: *Bungalow Homes, Second Edition (1930):15*. Adapted by Rosin Preservation, 2019.





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Figure 6. 116 Southwest The Drive, 1950. Source: Sanborn Fire Insurance Map, September 1913-1950, Vol.2, Sheet 122.



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116 Southwest The Drive

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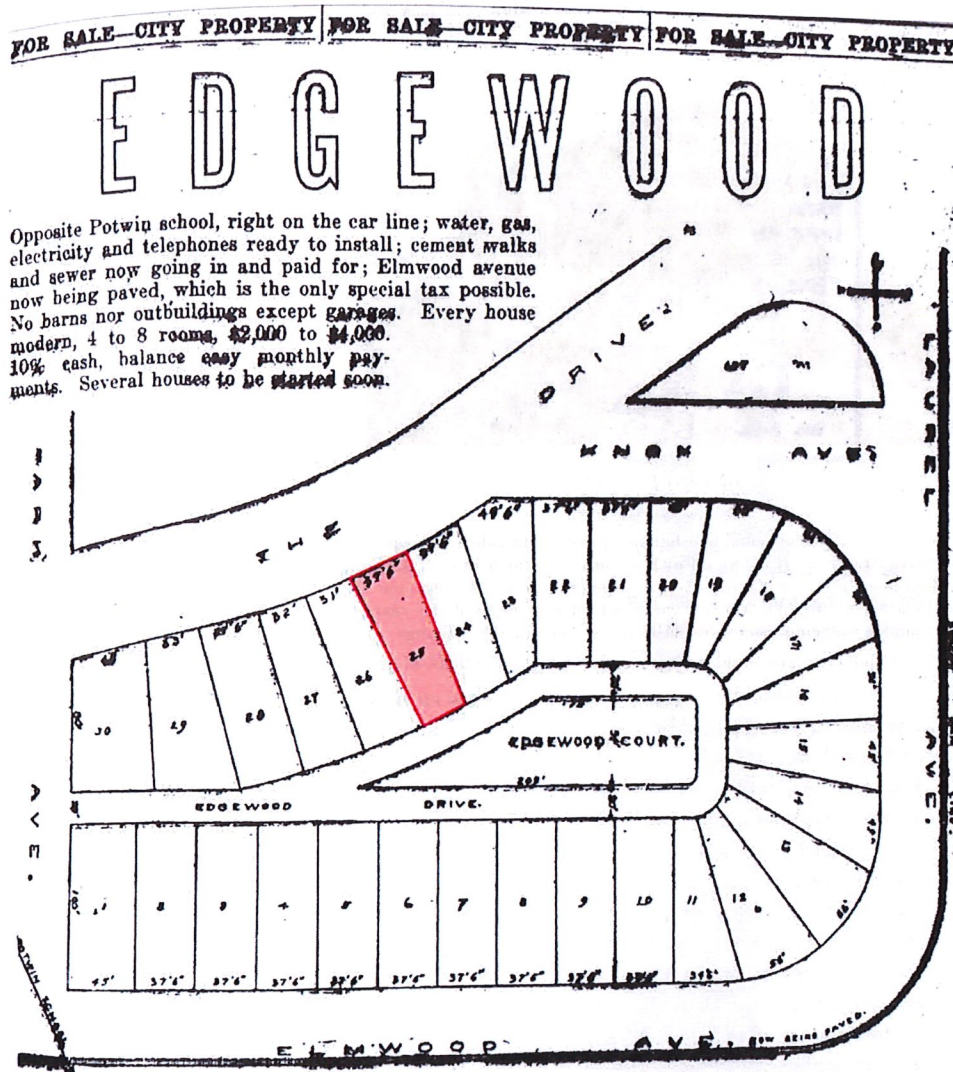
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 7. Edgewood Development advertisement, 1913. The lot containing 116 SW The Drive is highlighted in red. Source: Topeka Daily Capital, June 1, 1913.



You can buy a home of us at as low a price and on as easy payments as anywhere in the city or country

## CARLINGHOUSE REALTY CO.

PHONE 1606 W

808 KANSAS AVE

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116 Southwest The Drive

Name of Property

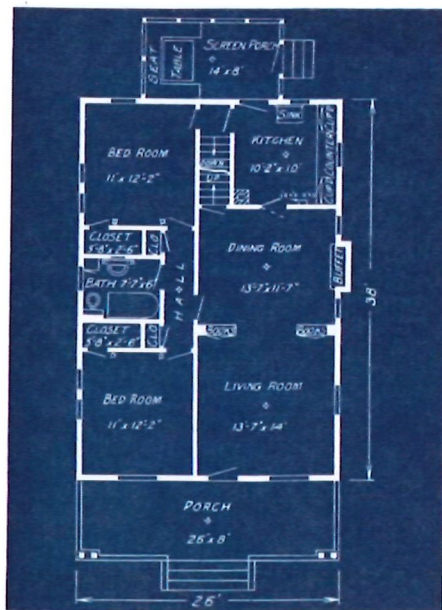
Shawnee County, Kansas

County and State

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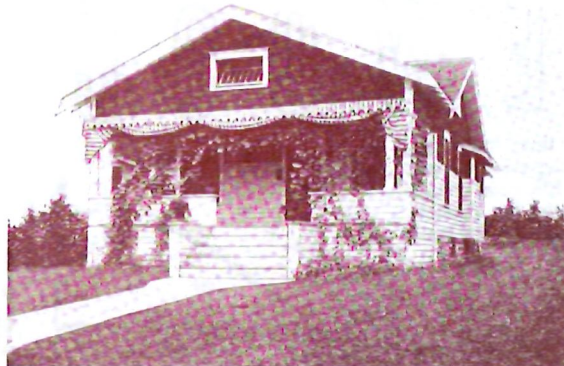
Name of multiple listing (if applicable)

Figure 8. Garlinghouse Plan Number 222, 1920. Source: *Bungalow Homes, Second Edition (1920):15.*



FLOOR PLAN NO. 222

Our detailed plans show you  
exactly how to build them.



EXTERIOR NO. 222

No. 222. This complete but inexpensive bungalow is simple and attractive. It offers all of the many conveniences of a modern home at the minimum of cost. The plan provides for a combination dining and kitchen porch, which may be used the year round by placing removable sash and screens in the openings.

Complete plans as shown or reversed and specifications, \$7.50.

PAGE FIFTEEN





**CERTIFIED LOCAL GOVERNMENT  
KANSAS HISTORIC PRESERVATION LAW  
PROJECT REVIEW REPORT  
TOPEKA LANDMARKS COMMISSION**

**CASE NO: CLGR20-03**

**by: Ash Boutique**

**Project Address:** 921 S Kansas Avenue

**Property Classification:** *Contributing Property* to the South Kansas Avenue Commercial Historic District.

**Standards:** Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines

**Attachments:** Site Plan [ ] Elevations [X] Arch./Const. Plans [X] Pictures [X]

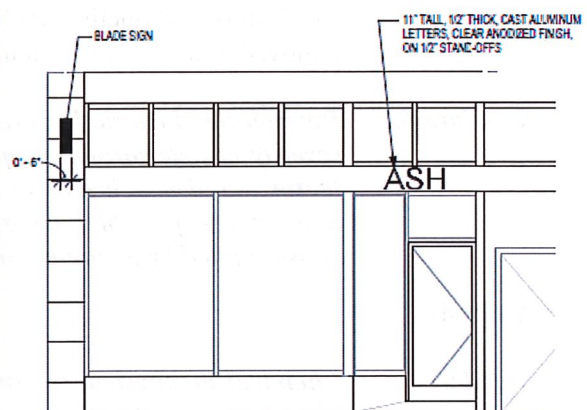
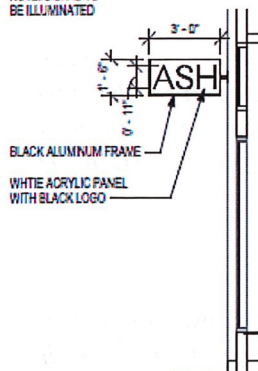
**PROPOSAL:** This proposal is to place two signs onto the front face of the building located at 921 S. Kansas Avenue. One sign will be 18" in height x approximately 34" in length, and will project a total of 36" perpendicular to the building over the sidewalk. The sign will be placed at the south end of the storefront. The second sign will be a wall sign, and will be mounted on the metal frame below the transom window, above the main store entrance. This sign will be comprised of 3 separate letters, and will collectively measure approximately 36" in width x 11" tall. Neither sign will be illuminated.

This structure is listed as a "contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

**BACKGROUND:** This Building is a two-story structure located in downtown Topeka, Kansas, near the middle of the west side of the 900-block of S. Kansas Avenue. The building dates to 1880, and as such is one of the oldest commercial structures within the S. Kansas Avenue Commercial Historic District.

This building has undergone a lower storefront replacement in 2019, and significant exterior work on façade's 2<sup>nd</sup>-level, as well as complete refinishing of the interior, both levels of which had been completely gutted.

NOTE: SIGN IS TO  
BE ILLUMINATED



**REVIEW SUMMARY:** The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

**Standard 1.** *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Analysis:** No change in current use is proposed in conjunction with this project.

**Standard 2.** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Analysis:** No historic materials will be removed in conjunction with this project. Proposed signage is minimal with respect to size, scale, and overall relationship to the appearance of the building.

**Standard 3.** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Analysis:** This project will not create a false sense of historical development. Both signs proposed are deemed appropriate to the overall character of the front façade.

**Standard 4.** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**Analysis:** N/A

**Standard 5.** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Analysis:** No historic distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project.

**Standard 6.** *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**Analysis:** N/A

**Standard 7.** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Analysis:** N/A

**Standard 8.** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Analysis:** N/A


**Standard 9.** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Analysis:** No historic materials that characterize this property will be removed or altered in conjunction with this project proposal. The proposed signs are consistent with the Downtown Topeka Historic District Design Guidelines, the D-1 Downtown Zoning District sign regulations, and are deemed to meet the Secretary's Standards for Rehabilitation for contributing properties.

**Standard 10.** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Analysis:** The proposed signs may be removed at any time in the future without any detriment or damage to the front façade of this building.

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the placement of the two signs onto the front façade of the property located at 921 S. Kansas Avenue **will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.**

Prepared by:   
Timothy Paris, Planner II

**APPEAL TO THE GOVERNING BODY:** If the Landmarks Commission determines that the proposed signage will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the demolitions of the structures; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

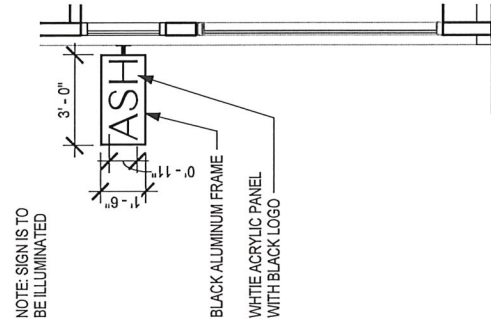
- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;

- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.

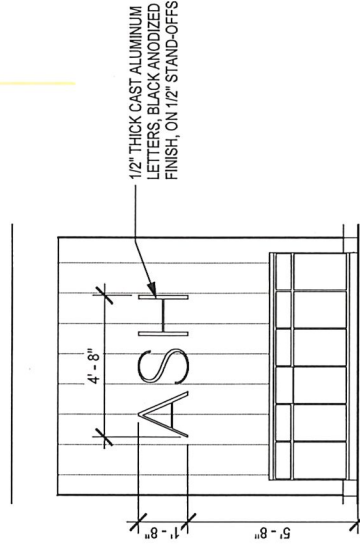




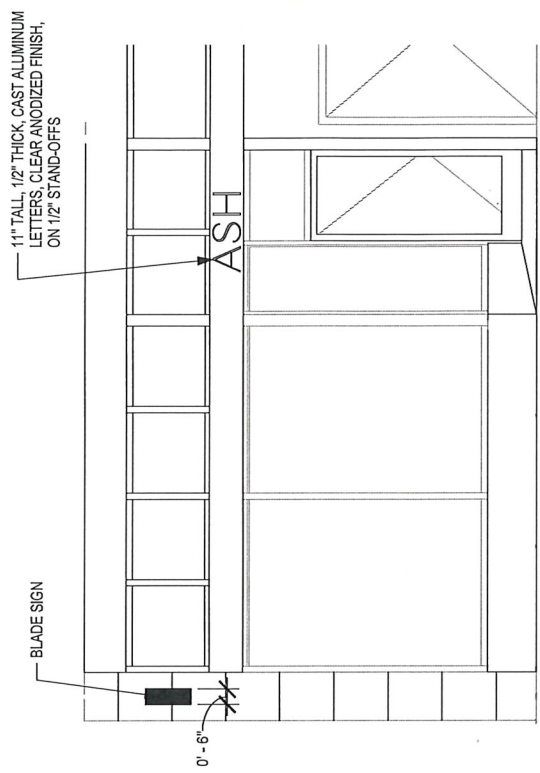
**C2** EXTERIOR SIGNAGE  
NO SCALE




**A2** BLADE SIGN  
SCALE: 1/4" = 1'-0"



**C3** INTERIOR SIGN @ CASH WRAP  
SCALE: 1/4" = 1'-0"



**A3** EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

 schverdt design group architecture   interiors   planning 2020 W. 10th Street, Suite 100 Topeka, KS 66604 Phone: 781.234.1234 Email: info@schverdt.com	ASH BOUTIQUE	
	921 S. KANSAS AVENUE TOPEKA, KANSAS	
SUBMITTAL DATES PROGRESS PRINT ONLY		SHEET TITLE SIGNAGE EXHIBIT
PROJECT NUMBER 190214		SHEET NUMBER A-502



# TOPEKA LANDMARKS COMMISSION BYLAWS

## ARTICLE I

**Section 1.** **Name.** The name of this commission shall be the Topeka Landmarks Commission established pursuant to Topeka Municipal Code (TMC) Section 2.60.010. The term “Commission” in the following sections of these bylaws shall mean the Topeka Landmarks Commission.

**Section 2.** **Membership.** Membership of the Commission shall be as established by the above cited ordinance, which specifies the number, method of appointment, and term of office.

**Section 3.** **Ex-Officio Members.** In addition, the following may sit on the Landmarks Commission as ex-officio members:

- 1) The director or designee of the development coordination office;
- 2) The director or designee of the Planning Department.

Ex-Officio members are non-voting members of the Commission.

## ARTICLE II

### Purpose

**Section 1.** **Bylaws.** The purpose of these bylaws is to establish rules for the internal organization of the Commission and for procedures of operation.

**Section 2.** **Landmarks Commission.** The function, powers, and duties of the Commission are as authorized by ordinance. With some exceptions, actions of the Commission are recommendations only, and subject to the approval of the governing body. The Commission, however, adopts its own set of rules and policies for procedure, consistent with its powers.

## ARTICLE III

### Organization

**Section 1.** **Officers.** The officers of the Commission shall be a chairperson, a vice-chairperson, and a secretary. The chairperson and vice-chairperson shall be elected by the Commission at its regular meeting ~~in January~~ of each year. Their terms in office shall be one (1) year. The Director of Planning, or his/her representative, shall serve as secretary to the Commission.

**Section 2. Chairperson.** The chairperson shall preside over all Commission meetings, unless the chairperson designates someone to preside in his/her stead. The chairperson shall appoint all committees and be an ex-officio member of all committees. The chairperson shall perform all the duties assigned to his/her office by the city and county governing bodies.

**Section 3. Vice-Chairperson.** The vice-chairperson shall act as chairperson in the absence of the chairperson. In the event the office of chairperson becomes vacant, the vice-chairperson shall succeed to that office for the unexpired term, and the Commission shall select a new vice-chairperson for the unexpired term at the next regular meeting.

**Section 4. Secretary.** The Director of Planning, or his/her representative, shall serve as secretary to the Commission. The Secretary shall prepare the agenda and the order of business for each regular meeting in consultation with the chairperson. The secretary shall keep the Commission informed on all communications. The secretary shall record the minutes of all meetings and shall provide copies to all members of the Commission, the governing bodies and other public agencies involved. The secretary shall act on behalf of the commission in the following matters, provided that matters shall first be presented to the Commission if there appears to be serious conflict of interest, public controversy, or the like:

- a. Represent the Commission on Planning matters at all meetings of the Governing Body;
- b. Prepare or present plans, policies, or procedures established by the Commission;
- c. Prepare the annual budget and review it with the Commission;
- d. Accept and prepare all routine communications on planning matters; and
- e. Give or serve all notices required by law, these bylaws, or adopted procedures.

Further, the Secretary shall be responsible to advise the chairperson directly, and the Commission as a whole, on matters regarding annual requirements for document reviews, and deadlines and content requirements for submission of various reports and documents to local governing bodies, the State of Kansas, and federal offices.

**Section 5. Committees.** The Commission may establish committees, including a Design Review Committee, as deemed necessary or convenient to carry out the various duties and functions of the Commission. Such committees may be made up of part or all of the members of the Commission and may include members outside the Commission and may meet upon such schedule and for such purposes as established by the Commission.

**Design Review Committee -**



- a. Appointment. The Design Review Committee shall be comprised of 5 members:
1. Three members of the Landmarks Commission appointed by the Chairperson, one of whom shall be a design professional who meets the requirements of the Certified Local Government agreement.
  3. One staff member from the Development Services department selected by the Director of Development Services shall serve as an ex officio member with no voting powers; and
  4. One staff member from the Planning Department selected by the Director of the Planning Department shall serve as an ex officio member with no voting powers.
  5. The Chairperson of the Landmarks Commission shall appoint one of the three voting members to be the chairperson of the Design Review Committee.
  6. If a voting member intends to abstain due to a conflict of interest, the member will contact the Chairperson of the Landmarks Commission as soon as possible prior to the meeting. The Chairperson will appoint a Commission member to serve in the abstaining member's place, with full voting rights.
- b. Terms of Office. Committee members shall serve for one year commencing ~~on August 11, 2016 and terminating on August 10, 2017.~~ the date of the first regular Landmarks Commission meeting of each year. Members may be reappointed by the Landmarks Commission with no limit to the number of terms they can serve. ~~Chairperson of the Landmarks Commission.~~ Vacancies shall be filled by the Chairperson.
- c. Duties. The Committee shall meet as necessary to review projects in a timely manner. The Landmarks Commission shall approve a meeting schedule upon recommendation of staff. The Committee's duties shall include the following:
1. Review local landmarks and state and nationally registered properties.
  2. Review and make a recommendation to the Landmarks Commission regarding major projects (as defined by the approved List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee) involving individually listed properties and properties within listed historic districts for compliance with the Secretary of the Interior's Standards for Rehabilitation, and/or any applicable design guidelines.
  3. Review and approve minor projects (as defined by the approved List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee) for individually listed properties and properties within listed historic districts for compliance with the Secretary of the Interior's Standards for Rehabilitation, and/or any applicable design guidelines.

4. Review and provide comment, if any, for Section 106 (federal) projects.
5. Meet with applicants, as necessary, to review project designs for compliance with the Secretary of the Interior's Standards for Rehabilitation.

**Section 6.** **Attendance.** Any member who is absent without prior excuse from three consecutive meetings shall have such absence reported by the chairperson to the appointing authority. Members who accrue absences beyond a total of four in any 12 month period should consider relinquishing their appointments.

**Section 7.** **Planning Office/Staff Support.** The Planning Department shall provide professional and technical assistance to the Commission. Staff planners shall present recommendations of the Commission to the governing bodies. Recommendations of the professional staff, minutes of the Commission meetings, and other relevant material shall be presented to the governing bodies with the recommendations of the Commission. The Planning Department shall also provide professional and technical assistance to the governing body and to other boards, commissions, and agencies as deemed appropriate.

## **Article IV**

### **Meetings**

**Section 1.** **Regular Meetings.** The Commission shall meet at least once each month, with additional meetings upon call by the chairperson or upon petition of a majority of the members. All meetings shall be open to the public and notification shall be provided in accordance with the Kansas Open Meetings Act.

**Section 2.** **Special Meetings.** Special meetings of the Commission or committees may be called by the respective chairperson. Such meetings may also be called at the request of a majority of the members of a committee or such committee's chairperson. Notice of special meetings shall be given by the Planning Director at least 24 hours prior to the meetings. The notice shall state the purpose and time and place of the meeting. Notice to the Commission members may be by telephone, mail or e-mail.

**Section 3.** **Agenda.** Agendas for all regular meetings shall be available at the Planning Department at least one week prior to each meeting. Between meetings of the Commission, the planning department staff will be available to provide information on matters which come or have come before the Commission.

**Section 4.** **Quorum Requirements.** A quorum of the Commission shall consist of 5 members. A quorum of a committee shall consist of a majority of the members appointed to the committee. No official business shall be conducted by the Commission, or any committee in the absence of a quorum. In the absence of a quorum at any meeting, the presiding officer, after consultation with those

members present may adjourn the meeting to a specified date, time, and place. A quorum is not lost when a member or members abstain from voting.

**Section 5. Open Meetings.** All meetings of the Commission, and committees shall be open to the public and attendance by representatives of the news media, except that closed sessions may be held in accordance with the provisions of the Kansas Open Meetings Act.

**Section 6. Voting Requirements.** Any matter shall require the affirmative votes of a majority of the members who are present.

## **Article V**

### **Conduct of Meetings**

**Section 1. Parliamentary Authority.** Meetings shall be conducted according to Robert's Rules of Order in all cases where they are applicable and not inconsistent with these bylaws and the Commission's adopted Rules of Procedure.

**Section 2. Staff Reports.** Staff reports on all agenda items shall be prepared and transmitted to the Commission members a minimum of three (3) days prior to the time of the meeting.

**Section 3. Appearance Before the Commission.** Petitioners or their representatives, members of the community at large or individuals or their representatives who feel that they will be affected by any action taken by the Commission may appear before the Commission to present views and statements either for or against agenda items. The public may address their comments or concerns to the Commission either in person or in writing. The Chairperson may at his/her discretion limit the length of presentation or discussion to ensure the orderly conduct of Commission business provided that the decision of the Chairperson may be overridden by a majority vote of those commissioners present.

**Section 4. Commission Action.** The Commission's duties shall include the functions listed in TMC 2.60.020.

**Section 5. Motions.** Motions before the Commission shall be made in the affirmative and shall be restated by the Chairperson prior to vote on that item.

**Section 6. Voting.** Voting may be by voice ballot or by individual voice ballot on all items as deemed appropriate by the Chairperson. Records of all votes shall be tallied by the secretary.

**Section 7. Conflict of Interest.** No member of the Commission or any committee shall participate in, discuss, or vote on a matter which will affect any business in

which the member has a substantial interest as defined by K.S.A. 75-4301a. Should any member have such a substantial interest, the Chairperson shall declare an abstention for the member for that item on the agenda.

**Section 8.**     **Record of Proceedings.** The secretary shall record the minutes of each meeting as a matter of public record and shall present such minutes to the Commission for approval.

## **Article VI**

### **Amendments**

**Section 1.**     These bylaws may be amended by a majority of the Commission at any regular meeting, provided the members have been notified one (1) month in advance and the proposed amendment has been placed on the meeting agenda.